
CITY OF MILWAUKEE, WISCONSIN

YEAR 2010

DRAFT

**CONSOLIDATED ANNUAL
PERFORMANCE
AND
EVALUATION REPORT
(CAPER)**

Funds provided by the U.S. Department of Housing & Urban Development

**Steven L. Mahan, Director
Community Development Grants Administration
City Hall - 200 East Wells Street - Room 606
Milwaukee, Wisconsin**



CITY OF MILWAUKEE, WISCONSIN 2010 Program Year CAPER-DRAFT

The ***CPMP 2010 Consolidated Annual Performance and Evaluation Report*** includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

GENERAL

GRANTEE: City of Milwaukee, Wisconsin
CON PLAN PERIOD: 2010 to 2014

Executive Summary (92.220(b))

The Executive Summary is required. Provide a brief overview that includes major initiatives and highlights how activities undertaken during this program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

PY 2010 CAPER Executive Summary:

Introduction

As a Participating Jurisdiction (PJ) and entitlement community, the City of Milwaukee-Community Development Grants Administration (CDGA), receives annual funding allocations from the Federal government to fund activities to address the following three (3) National Objectives of the U.S. Department of Housing and Urban Development (HUD):

- ❖ **Principally benefits low/moderate income persons**
- ❖ **Prevents or eliminates slum or blight**
- ❖ **Addresses an urgent need or problem in the community (e.g., natural disaster)**

As a recipient of these funds, the City of Milwaukee is required to submit to HUD each year, a final Consolidated Annual Performance and Evaluation Report (CAPER) which provides detailed information to the local public, HUD and members of Congress on activities undertaken with these entitlement funds. It is also used to track the grantee's performance in meeting the goals established in the 2010-2014 Five-Year Consolidated Plan and subsequent Annual Action Plans.

Most activities conducted in 2010 were under the direct control and supported by the following Federal entitlement funds which are administered by the Community Development Grants Administration: **Community Development Block Grant (CDBG), HOME Investment Partnerships, Stewart E. McKinney Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA)**. Other Federal and State funds used for activities include the Gang Reduction Initiative and the Juvenile Accountability Block Grant, among other resources.

In 2009, the City of Milwaukee submitted the 2010-2014 Five-Year Consolidated Plan as required by the U.S. Department of Housing and Urban Development. The Consolidated Plan

details broad strategies to address community development within the scope of the HUD National Objectives.

The statutes for the Federal formula grant programs set forth three basic goals against which the plan and the City's performance under the plan will be evaluated by HUD. The City must state how it will pursue these goals for all community development programs.

The HUD statutory program goals are:

DECENT HOUSING - which includes:

- assisting homeless persons obtain affordable housing;
- assisting persons at risk of becoming homeless;
- retaining the affordable housing stock;
- increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- providing affordable housing that is accessible to job opportunities.

A SUITABLE LIVING ENVIRONMENT - which includes:

- improving the safety and livability of neighborhoods;
- eliminating blighting influences and the deterioration of property and facilities;
- increasing access to quality public and private facilities and services;
- reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- restoring and preserving properties of special historic, architectural, or aesthetic value; and
- conserving energy resources and use of renewable energy sources.

EXPANDED ECONOMIC OPPORTUNITIES- which includes:

- job creation and retention;
- establishment, stabilization and expansion of small businesses (including micro-businesses);
- the provision of public services concerned with employment;
- the provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the plan;
- availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

The new long-term outcomes linked to these goals are:

- **Availability/Accessibility** – This outcome relates to programs that make services, housing, infrastructure, public services, or shelter accessible or available to low or moderate income persons, include those with special needs and/or disabilities.
- **Affordability** – This outcome relates to programs that provide affordability to low or moderate income persons and can include affordable housing.
- **Sustainability** – This outcome relates to programs that improve communities and promote viability such as removing slum and blight or other services that sustain communities.

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in monitoring problem properties and organizing efforts to address quality of life issues and encouraged the economic integration and revitalization of neighborhoods. Other priorities addressed in 2010 included integrating crime prevention into a variety of city services and capital improvements and expanding the city's aggressive efforts to combat lead hazards.

The City's ***Anti-Poverty Strategy*** emphasizes jobs and job creation. City departments utilized a variety of tools in 2010 to work cooperatively with the non-profit sector and the business community to leverage employment and economic activity in the City. In addition, in 2010, several non-profit agencies were funded to provide skilled job training and placement services and others were funded to provide technical assistance to businesses to help create new jobs. The *Driver's License Recovery and Employability Project* was again funded in 2010 to assist residents with driver's license restoration enabling them the ability to seek employment not only in the City of Milwaukee, but also in outlying areas where job growth has been significant. The City also continued the successful Summer Youth Internship Program which utilized Federal funds to provide internship positions in City government for **160** low income youth. The Mayor's Office also spearheaded the expansion of the program to include leveraged funds from the private sector which resulted in several hundred additional positions.

The City's ***Economic and Community Development Strategy*** compliments its Anti-Poverty strategy by emphasizing the interrelationships and the need for the expansion of opportunities in the areas of education, employment, economic development and housing. In terms of targeting resources, Milwaukee continued its commitment to cluster developments and large impact development projects. This strategy was evidenced in the continuance of the Milwaukee Mainstreet Program which is a citywide program that utilizes a comprehensive approach to revitalization of commercial districts throughout the City of Milwaukee. In 2010, four Mainstreet Districts were funded to engage in these activities.

In 2010, the City undertook activities as defined in the Housing Strategy in the Five Year Consolidated Plan. These activities included expanded homeownership and access to affordable housing for residents, the elimination of blighted structures, the sale and redevelopment of vacant lots, housing rehabilitation and new housing construction for sale to owner-occupants and affordable rental housing for large families, persons with special needs and the elderly. The City also funded programs to repair owner-occupied structures and substantially rehabilitate units for eventual homeownership.

These strategies have all helped to link job creation to the City's housing development efforts, expanded access to new resources for neighborhood development and improved coordination of housing and neighborhood efforts with other human service and economic development initiatives.

The City also engaged in activities to meet the needs of persons with special needs and the homeless such as: coordinating the expansion of permanent housing and supportive services options, increasing access to permanent housing and enhancing current data and information systems. In addition, the City's Housing Trust Fund Committee, which was established in 2006, approved several projects in 2010 to increase affordable housing options for the homeless, the disabled and other special needs populations.

The City also placed an emphasis on addressing the critical issues facing Milwaukee's youth, such as: school truancy and dropout rates, safety, recreation, educational programs, employment and overall quality of life issues.

Lead-based paint hazards and their abatement continued to be a high priority for the City of Milwaukee. To that end, the following actions took place in 2010: continuous evaluation of

lead abatement methods, grants/loans to assist homeowners and landlords in removing lead hazards, collaborative efforts with other housing programs to identify lead abatement and lead hazard reduction into total housing rehabilitation, education and training for homeowners, landlords and tenants regarding lead poisoning prevention and securing city, state and federal funding to finance lead hazard reduction activities.

The City's ***Public Housing Improvement Strategy***, formulated in conjunction with the Consolidated Plan, notes the following strategies for its residents including: efforts to provide opportunities for resident participation through economic development programs, home ownership programs and supportive services offered through drug elimination grants and economic development and supportive services grants at all its public housing developments. Other initiatives included the Housing Authority's commitment to expand their efforts to assist public housing and Section 8 residents to move to private market unsubsidized housing and the portability of residents who wish to relocate to other communities outside the city.

The City also funded programs to strengthen Milwaukee's communities and improve the quality of life for citizens, including programs such as community organizing (block club creation and support), crime prevention, nuisance abatement, neighborhood cleanups, and landlord/tenant programs.

The Community Development Grants Administration continued to promote policies and employed strategies to promote fair housing and fair lending to help remove barriers to affordable housing. To this end, the City approached planning and program development efforts in a comprehensive manner with the goal of increasing jobs and household income. The City also continued to investigate programs and supported initiatives which assist in removing barriers to employment for low income households, i.e., walk-to-work programs and access to programs that provide wrap around social, educational, employment and lifeskills services. Funding allocations in 2010 were designed to use a comprehensive approach to reduction of barriers by increased funding to a number of agencies that both target increased employment opportunities, expanded homeownership and quality, affordable rental housing in Milwaukee.

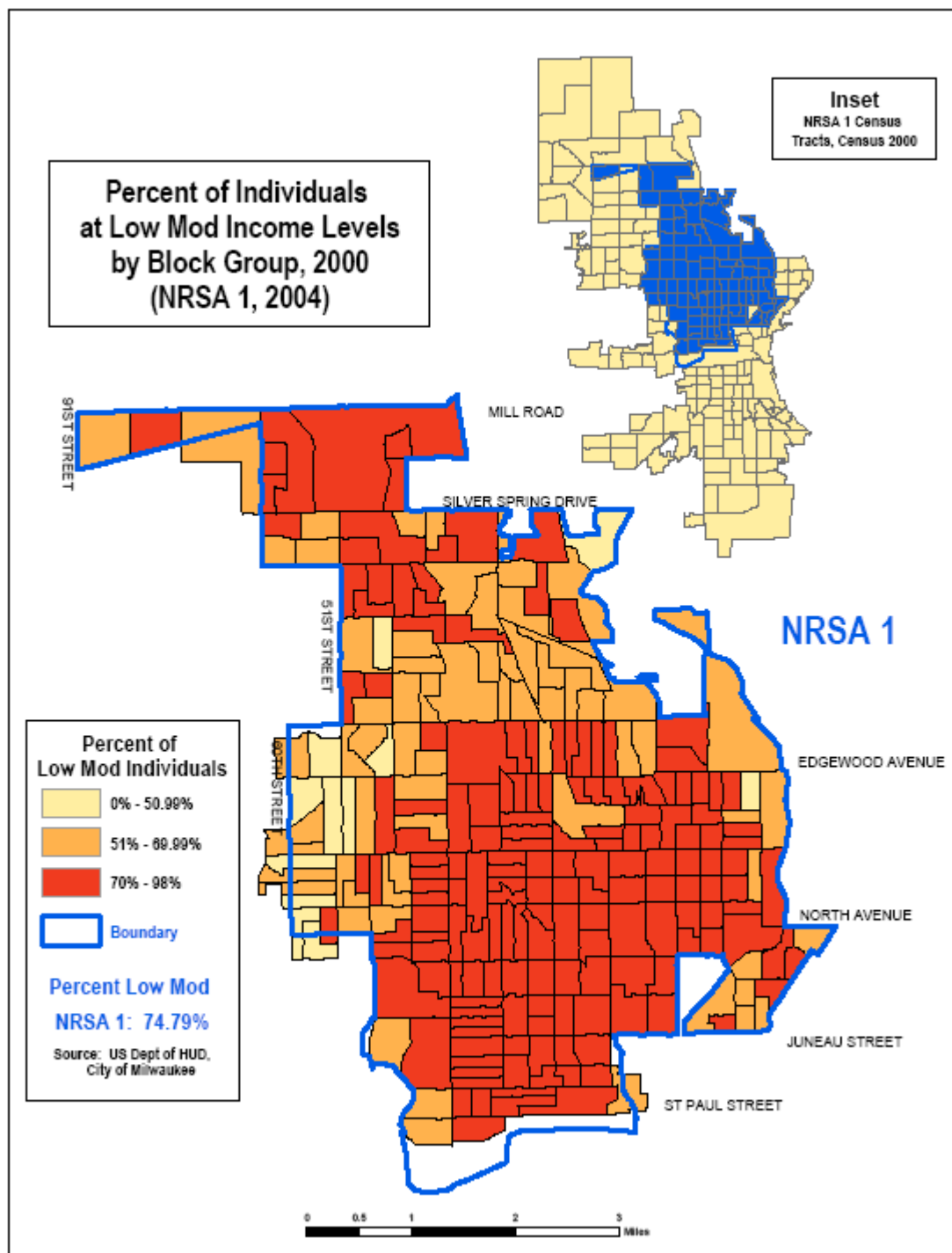
Summary of Resources and Distribution of Funds

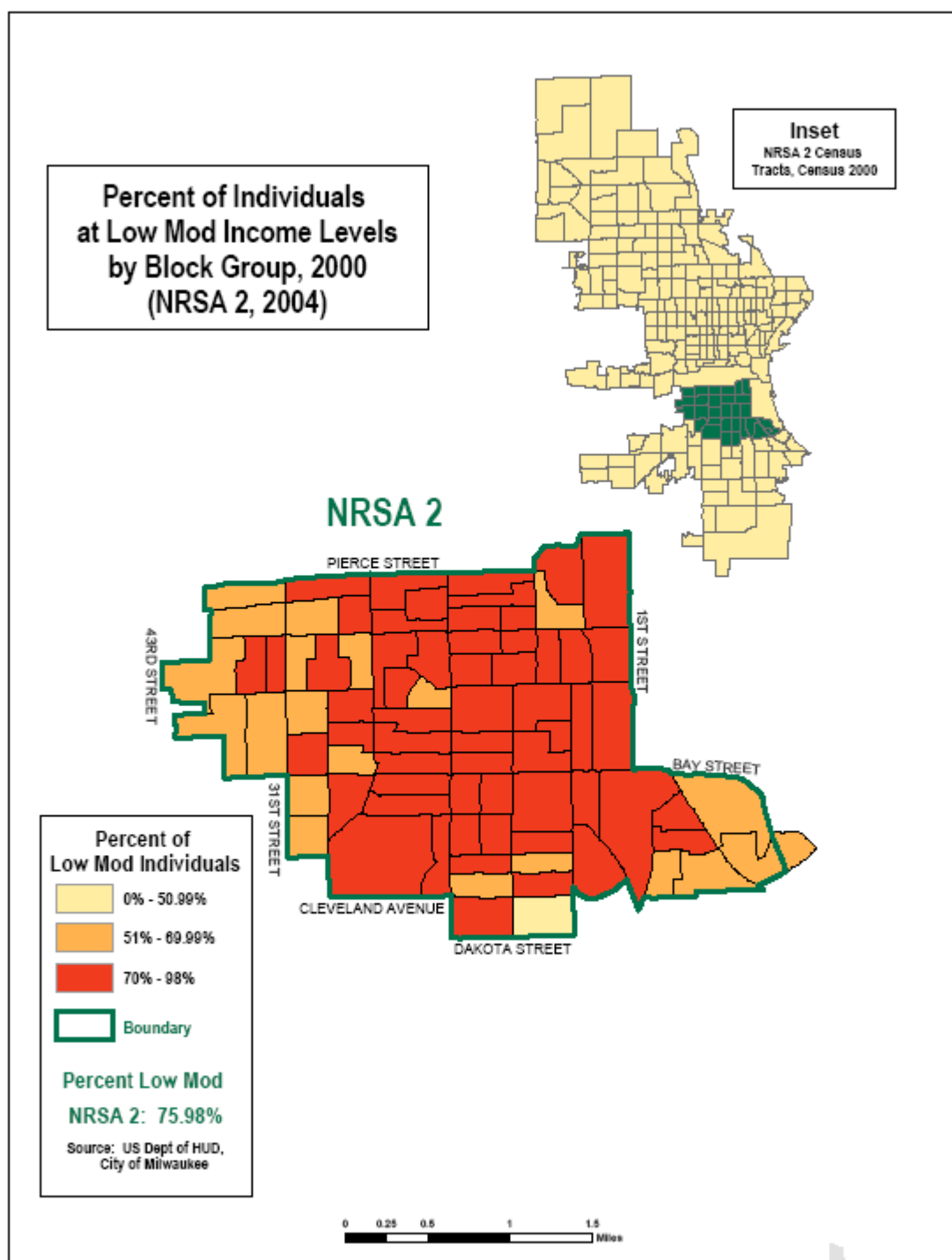
Provide a description of the geographic distribution and location of investment (including areas of low-income and minority concentration).

You are encouraged to include maps in this description.

Specifying census tracts where expenditures were concentrated and the percentage of funds expended in NRSAs or local target areas may satisfy this requirement

Geographic Distribution: The geographic distribution for these entitlement funds, with the exception of HOPWA funds, is the Neighborhood Revitalization Strategy Areas (NRSAs). Services were also provided to low income residents in non-NRSA census tracts within the City of Milwaukee. The HOPWA funds cover the four-County Milwaukee Metropolitan Statistical Area comprised of: Milwaukee, Waukesha, Ozaukee and Washington counties. See maps and NRSA census tracts on the following pages.





NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

11,12,13,14,19, 20,21,22,23,24,25,26,27,28,37,38,39,40,
41,42,43, 44,45,46, 47,48,49,50,59,60,61,62,63,64,65,66,67,
68, 69,70, 71,72,79,80,81,82,83,84, 85, 86, 87, 88,89,
90,91,92,93,96,97,98,99,100, 101,102,103, 104,105,106,
107,108,110,111,112,113,114,115,116,117,118, 119, 120
121,122, 123,124,133,134,135,136,137,138,139,140,141,146,
147,148,149,150,151

NRSA 2 CENSUS TRACTS

155,156,157,158,159,160,161,162,163,164,165,166,167,168,168,170,
171,173,174,175,176,177,178,179,180.01,180.02,186,187,188

Racial/Ethnic Geographic Concentrations

There continues to be racial and ethnic concentrations both within the City of Milwaukee and in the Milwaukee Metropolitan Statistical Area(MSA). According to the U.S. Census, 2000, there is a pattern of concentration of all minorities within the area generally considered to be the "central city." The concentration still remains greatest for African Americans and has been noted by several local and national research studies. Most marked is the concentration of African Americans within the city limits and the fact that only 1.5% of the suburban population of the four-County Milwaukee Metropolitan Area is Black.

Milwaukee's residential segregation has been studied for decades by local and national researchers and policymakers. The tremendous impact on the gaps between Black and Whites as it relates to income, mortgage loan disparity rates and educational attainment, has been cited in numerous national studies. It is important to note the overlay of economic segregation as this impacts employment and other opportunities for Blacks. CDGA-funded programs providing "seed capital" for new economic development activities continued to be a high priority in 2010 as a means of stimulating economic opportunities including job creation - for Milwaukee residents in the identified Neighborhood Revitalization Strategy Areas (NRSAs).

CDGA targeted 2010 funding to areas with the greatest need, namely the Neighborhood Revitalization Strategy Areas (NRSAs), which based on *Year 2000* Census data, has the highest number of low income persons in the City of Milwaukee. In each of the NRSAs, at least 70% of the total population falls within the HUD-defined low/moderate income category. Funding was also allocated for low income persons in non-NRSA census tracts within the City of Milwaukee. The major emphasis was on targeting resources to effectuate neighborhood revitalization by integrating housing, economic development and public services in a tightly defined geographic area through a clear and well planned development strategy.

Low Income Concentration

Milwaukee is a city of 596,974 people located within the greater Milwaukee Metropolitan Area which has a population of 940,164 people. Recent population shifts include a movement to suburban areas and a loss of population in the city. Very low income households are concentrated in Milwaukee's near north, west, northwest and south side neighborhoods. Low income households dominate census tracts which are contiguous to the central city areas. Higher incomes (moderate and above moderate) are found in the surrounding areas. These areas are not strictly contiguous; there are several individual tracts with a median income noticeably different than those surrounding.

(U.S. Census Bureau 2000).

General CAPER Narratives:

1) Assessment of One Year Goals and Objectives

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
- b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.

****If not using the CPMP Tool: Use Table 2A, 2B, 3B, 1C, 2C, 3A***

****If using the CPMP Tool: Use Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives. (Use of these tables is sufficient, additional narrative is not required.)***

- c. Describe the accomplishments in attaining the goals and objectives for the reporting period.

PY 2010 CAPER General Narratives Response #2

See below and also the following tables: Needs Tables, Annual Housing Completion Goals, Summary of Specific Annual Objectives

Response: Assessment of Goals and Objectives

High Priority Objectives

The Community Development Grants Administration(CDGA) has defined a Housing and Community Development 5-Year Strategy which focuses on creating viable neighborhoods and providing decent housing and economic opportunity for all residents. This community vision recognizes that housing is a critical part of a viable neighborhood system, which also includes public safety, education, employment opportunities, business development and access to community social services.

The Consolidated Plan and 2010 Annual Action Plan includes the following high priorities:

- ❖ Improve Milwaukee's housing stock; provide affordable, quality and decent owner-occupied and rental housing; create new homeownership opportunities; combat lead hazards utilizing funded housing programs.
- ❖ Eliminate poverty by supporting job creation and business expansion efforts through innovative economic development; support workforce development and skilled job training programs and initiatives which assist in removing barriers for low income households.
- ❖ Address the various issues facing youth such as education, unemployment, truancy, crime, violence, health and teen pregnancy.
- ❖ Continue aggressive blight elimination efforts and redevelopment of residential and commercial sites to facilitate job creation and housing development.
- ❖ Promote neighborhood resident/stakeholder involvement to help improve area social conditions, safety, physical appearance and living environment. Support active citizen participation in crime prevention, monitoring problem properties and in community organizing and other efforts to enhance the quality of life.

2010 Key Accomplishments

In 2010, approximately **\$11** million in Community Development Block Grant (CDBG) and HOME entitlement dollars was allocated for direct housing and housing-related activities, including owner-occupied housing rehabilitation, acquire/rehab/sell, vacant and blighted homes, new home construction, rental rehabilitation and other categories. This resulted in the completion of **265** units of direct housing and/or major rehab activities. Other housing-related activities resulted in the following: homebuyer counseling programs assisted **195** *first-time* low-income homebuyers in closing home mortgage loans and **295** households received minor home repairs to their properties, furthering stability in Milwaukee's neighborhoods. In addition to these activities, **1,036** property units received graffiti abatement and **1,141** landlords received training on effective property management. Various types of tenant assistance, including tenant training, were provided to **2,650** persons.

In 2010, approximately **\$2.1** million in CDBG funds was allocated to anti-crime community development and quality of life related activities including: community organizing and crime prevention, drug house abatement, employment services, youth programming, health services, safe havens, truancy abatement and services for the elderly.

The 2010 accomplishments related to anti-crime activities involved **3,626** residents in: resident meetings and neighborhood improvement efforts such as cleanups, establishing new block clubs, and identifying hot spots, (drug houses or nuisance properties) which were referred to the appropriate authorities for action through the Community Prosecution program. In addition, **21,950** youth benefited from a variety of youth employment, educational and recreation initiatives. These varied organizing efforts correlate with the five-year strategy of the Consolidated Plan of increasing resident participation to improve the overall quality of life for residents.

CDGA-funded **Job Training and Placement** and **Job Placement** assisted **413** persons in obtaining employment and the **Special Economic Development** and **Large Impact Development** initiatives led to the creation of **121** new jobs for residents.

Other neighborhood improvement and quality of life initiatives undertaken in 2010:

Summer Youth Internship Program – In 2010, the City allocated \$345,500 to enable **160** low income high school juniors and seniors to work in a variety of internship positions throughout City departments. The interns worked 20 hours per week over the course of eight weeks and were connected to the real-life world of work. Team leaders were hired to mentor the interns who also received training each week on personal and professional development. The program was so successful that funding was allocated to continue the program in 2011.

FOCUS & Fire Prevention – A total of **\$255,000** was allocated to install free smoke detectors and other social services for **1,183** low income households including: fire inspections, blood pressure tests, stroke screenings and referrals for additional social services.

Milwaukee Public Library Community Outreach & Technology Center This program provided access to the Internet and word processing and the library's print and media resources. A total of **\$520,883** was allocated and **6,496** persons were served. In addition, a total of **\$208,000** was allocated for the Teacher in Library Initiative/Summer Super Reader Program for youth, in which **1,525** were served.

In 2010, approximately **\$1.8** million was allocated in CDBG/ESG funding for mandated and essential services such as homeless shelters and domestic violence prevention programs. Vacant lot/blight removal and land management programs received **\$718,274** to manage and improve vacant lots for eventual redevelopment. Funds were also allocated to city-wide services including: fair housing, graffiti abatement and brownfields remediation. In addition, **69** community-based organizations received technical assistance to help strengthen their administrative capabilities and promote efficient services to the residents they serve. Enforcement services were provided to **573** clients to resolve housing and lending discrimination complaints.

Milwaukee Mainstreet Program-The City continued its commitment and support of the Milwaukee Mainstreet Program which is a citywide program that utilizes a comprehensive approach to revitalization of commercial districts throughout the City of Milwaukee. This initiative involved collaborations from CDGA, the City's Department of City Development, LISC, other representatives of the public sector, lending institutions, community-based organizations and Milwaukee area foundations. The basic principles of the Mainstreet Program are the targeting of public and private funds in specific geographic areas to spur new business development, improve the area's physical appearance and promotion of the area as a destination point, thus creating new jobs and enhanced business opportunities. In 2010, the following Mainstreet Districts were funded under Special Economic Development-Business Assistance, to engage in these activities: *Avenues West Association, Lincoln Village Neighborhood Association, Layton Boulevard West Neighbors and the Burleigh Street Community Development Corporation*. The City's Department of City Development also received \$100,000 in CDBG funding to provide technical assistance to the four districts. In addition, two pilot Mainstreet Districts were continued in 2010: the *Gateway District and the Historic King Drive District*.

Mainstreet District Updates

Mainstreet District: *Historic King Drive Mainstreet District*

Boundaries: N. Dr. Martin Luther King Jr. Drive; W. Locust to W. Walnut Street

Mainstreet Coordinating Agency: Martin Luther King Economic Development Corp.

In 2010, the Historic King Drive Main Street had the following long-term outcomes for the district which are to: reduce crime, increase economic vitality and improve quality of life. In 2010, the King Drive District met all of the following short term goals it set for the year, including: marketing and promoting the district, recruitment of volunteers, business recruitment and strengthening of existing businesses, improving the aesthetics of the street through streetscape and design and keeping crime at a minimum. All of these short-term goals led to an increase in new businesses and five jobs.

The *Historic King Drive Mainstreet District* and its' five committees: Organization, Marketing, Design, Economic Structuring and Maintenance and Public Safety are consistent with the Four Point Main Street Approach used across the country as an economic development tool for economically depressed areas. All of the Committees meet at least once every other month.

The goal of the Marketing Committee is to work with all of the other committees to promote the district in an attempt to highlight achievements and draw positive attention to the district. Positive attention includes potential new businesses, interest of volunteers and customers for existing businesses. This committee used a variety of outlets such as the district brochure, newsletter, raffle, media outlets and a Dr. Martin Luther King Jr. Celebration to get the word out about the great happenings on King Drive.

The *Historic King Drive District* was able to leverage program dollars to raise \$45k for the 2010 MLK Street Jam which was held over Labor Day weekend which saw 10,000 visitors to the district. The goal of this event is to increase commerce to existing businesses. Many businesses run special retail offers and services during the event which are designed to attract and retain new consumers to the district.

The 2010 goal for the Design Committee is to complete a Streetscape Plan for N. Dr. Martin Luther King Jr. Drive. This was 90% complete by December 31, 2010. Currently, this committee is responsible for the planters, banners, holiday decorations, neighborhood clean-ups and façade improvements that have occurred to date. Keeping the district aesthetically-pleasing enhances interest in the district and helps promote the message that King Drive is a great place to live, work and play, which in time will help to reduce crime, increase economic vitality and improve quality of life.

The overall goal of the Organization Committee is to bring awareness of the Historic King Drive Main Street efforts and to recruit volunteers. In 2010, the organization Committee, with the help of the Marketing Committee, worked together on all events targeted to: 1) gain visibility of the area; 2) recruit volunteers to help with goals. Events included the annual meeting, MLK Street Jam & BBQ, business mixers and participation in several community activities including street festivals and neighborhood associations.

The overall goal of the Economic Restructuring Committee is to recruit and retain quality existing businesses. In 2010, the Committee hired a consultant to create and assist with the implementation of a redevelopment plan which is 85% complete. This plan will help to identify and eventually recruit the types of businesses that are complimentary to the district. This Committee is also responsible for providing technical assistance to businesses.

The overall goal of the Maintenance and Public Safety Committee is to reduce crime. This is accomplished by keeping the streets clean, free of graffiti and well lit. In 2010, the Committee hired a public safety liaison to assist with the efforts of this committee as well as working closely with the Milwaukee Police Department, Marketing Committee and other neighborhood groups to maintain and acknowledge positive change that has occurred in the district.

The King Drive Organization Committee hosts quarterly business mixers where existing and potential businesses gather to network and recruit potential businesses to the district. During these mixers, available spaces within the district are showcased. In 2010, four new businesses were created along King Drive:

- 1) Dream Bikes – 2201 N. Dr. MLK Jr. Drive
- 2) Best Food & Meat Market – 2430 N. Dr. MLK Jr. Drive
- 3) King Drive Bistro – 1835 N. Dr. MLK Jr. Drive
- 4) Sweet Black Coffee – 2411 N. Dr. MLK Jr. Drive

Mainstreet District: *Mosaic on Burleigh Mainstreet*

Boundaries: W. Burleigh Street; N. Sherman Blvd. to N. 60th Street

Mainstreet Coordinating Agency: Burleigh Street Community Development Corp.

In collaboration with Business Improvement District #27, security cameras were installed along West Burleigh Street providing security, which will contribute to a reduction in crime, improve neighborhood quality of life and the economic vitality of the district.

New facades and signage were installed at the following businesses: Great Impressions and Jizzles Sandwich Shop which also have increased lighting with the new signage.

The Mosaic on Burleigh Main Street Manager worked collaboratively with Business Improvement District #27 and Main Street Committees to create a community mural depicting the diverse range of services offered in the commercial corridor and neighborhood. In 2010, the district also continued to hold a Jazz in the Park series in collaboration with Wheaton Franciscan St. Joseph's Hospital. This district also commissioned a Commercial Corridor Market Analysis and Revitalization Strategy document which was completed by the Next Development Group. The Mosaic on Burleigh welcomed three new businesses in 2010:

- 1) Dikie's Dollar – 4510 W. Burleigh Street
- 2) K & T Sweet Shop – 4412 W. Burleigh Street
- 3) Best Buy Beauty Supplies – 4410 W. Burleigh Street

Mainstreet District: *The Gateway Mainstreet District*

Boundaries: W. North Avenue; N. 27th to W. Sherman Blvd.

Mainstreet Coordinating Agency: North Avenue Community Development Corp.

The Gateway District Manager worked with LISC diligently during the second half of 2010 with the CDC board to provide support and advice as they addressed organizational and financial challenges. The Board endorsed a plan to step out of the role as General Partner in two Low Income Housing Tax Credit Projects. LISC is helping the organization to identify another General Partner and to secure pro-bono legal services. CDBG has been a very committed partner to this organization. In 2010 there were five new businesses created in the Gateway District:

- 1) Integrity Tax – 3610 W. North Avenue
- 2) Avon Barber Salon – 4001 W. North Avenue
- 3) Textures – 3410 W. North Avenue
- 4) PMG Tutoring – 3410 W. North Avenue
- 5) Rental Hall – 3829 W. North Avenue

Mainstreet District: *SOHI Mainstreet District*

Boundaries: N. 27th Street; W. Highland Blvd. to W. St. Paul Avenue

Mainstreet Coordinating Agency: Avenues West Association

The SOHi Main Street District has made great strides in crime reduction, increasing property values, increasing economic vitality and improving neighborhood quality of life. These goals overlap and work in coordination with the Main Street principles: 1) Design; 2) Marketing & Promotion; 3) Organization; 4) Economic Restructuring and 5) Maintenance & Public Safety.

In 2010, the Design Committee provided support and technical assistance to local businesses and developers and met with local sign companies to improve signage in the district. In addition, student artwork was installed in the district.

The Organization Committee assisted developers on projects in the district and deterred low quality businesses and projects.

The Economic Restructuring Committee worked to secure development and business opportunities in the district by 1) promoting the sale of City-owned property within the district; 2) providing over 100 hours of technical assistance to local businesses and, 3) assisting Wendy's Restaurant in supporting additional business hours and marketing.

The Maintenance & Safety & Security Committee continued to make the necessary improvements that is leading to a decrease in crime. The Committee 1) maintained the use and support of the camera surveillance program; 2) coordinated with community liaison officers on problematic areas in the district; 3) coordinated community improvement efforts with the Avenues West

Association; Landlord Compact and Department of Public Works and, 4) assisted the Avenues West Association with graffiti removal.

The SOHI Building located on the corner of N. 27th & W. Wells welcomed its first tenant, Subway:



This is a 3-story building with retail on the 1st floor and office suites on the 2nd & 3rd floors. This project also received a \$316,000 Large Impact Development(LID) grant from CDGA, with \$600,000 in leveraged funds from the developer.

Mainstreet District: *Silver City Mainstreet District*

Boundaries: W. National Avenue to W. Miller Parkway

Mainstreet Coordinating Agency: Layton Boulevard West Neighbors

Technical Assistance: Staff met with the owners of the Asian International Market to begin analysis to allow the business owners to develop their own property along West National Avenue. Meetings were coordinated with architectural firms and financial management consultants to assist the business owners in determining the scope of their project. Main Street staff coordinated a meeting between Lori's Cakes and El Senoria! Restaurant resulting in a new wholesale account for Lori's cakes. This assistance not only increases the business' revenue, it also gives the business another opportunity to market its' products to an audience at a popular Mexican restaurant. In addition, staff worked with the owners of the Rice Palace Restaurant & Banquet Hall to discuss options to share their underutilized kitchen with businesses looking for commercial kitchen space for catering and special events. Three potential businesses have been identified and LBWN staff will continue to work with them to arrange legal documents necessary for sharing the space. It is anticipated that this arrangement will lead to a full-time lease for the property in Spring 2011. Mainstreet staff also worked with Thai Lotus on business planning and financial documents necessary to secure a business loan to purchase the property they are currently leasing. Mainstreet staff are also working with the owner to coordinate business coaching assistance.

Marketing & Promotions: Main Street staff promoted 9 district businesses through a Holiday promotion that offered coupons and encouraged those who live and work in the area to shop locally during the holidays. Over 3,000 were distributed to employees in the district. This promotion increased awareness of the great dining options that the district has to offer. In addition, business specials and events on behalf of neighborhood businesses were featured on the Layton Boulevard Facebook page and the Silver City Mainstreet Milwaukee Twitter account.

The ***Silver City*** district MSM manager spent the second half of 2010 assisting 3 new businesses to locate or expand in the district. One business opened, one will open in early 2011 and one is in the planning stages for a major expansion of Asian grocery store. The Low Income Housing Tax Credit project developed by Layton Boulevard West Neighbors(LBWN),with an equity investment by State Farm through NEF, is complete and entirely leased up.Those new businesses are:

- 1) Flowers by Phoua - 3111 W. National Avenue
- 2) El Pollo Loco Chicken - 3433 W. National Avenue
- 3) Asian International Market - 3401 W. National Avenue

Additionally, LBWN was named a Zilber Neighborhood on Oct. 29, 2010. They are now a part of LISC's Sustainable Communities Program. LBWN will start the Quality of Life Planning process in early 2011. The Silver City Main Street will be the focus of the Economic Development /Small Business strategy in the plan.

Mainstreet District: *Lincoln Village Mainstreet District*

Boundaries: West Lincoln Avenue; S. 5th Street to S. 20th Street

Mainstreet Coordinating Agency: Lincoln Village Business Association

Located along Lincoln Avenue between 5th and 20th Streets, the Lincoln Village Business District is one of the most unique and historically significant neighborhoods in Milwaukee. Two national landmarks; the *Basilica of St. Josaphat* and the renowned *Forest Home Cemetery*, serve as bookends for the district. In between lays a collection of historically significant mix of commercial and residential buildings. Lincoln Village also features Kosciuszko Park, which includes an aquatic park.

Along with Main Street partners at LISC and the City of Milwaukee, Lincoln Village Business Association secured \$91,507 in grants distributed to 17 different businesses in 2010. The uses for the grants ranged from architectural blueprints, short and long term business planning, website development and equipment purchases. Activities in 2010 included:

- 1) Main Street technical assistance, including architectural renderings
- 2) Advertising district assets to Milwaukee metro consumers
- 3) Façade, sign, equipment and security system grant services
- 4) Public policy advocacy
- 5) Information via newsletters and website
- 6) Four façade/exterior renovations

Lincoln Village built on its successes of the *Cinco de Mayo – Taste of Lincoln Village* event by updating their restaurant guide which showcases the restaurants along Lincoln Avenue. Through the promotion committee's tireless efforts, Lincoln Village has become a dining destination for ethnic cuisine. In 2010, there were 5 new businesses created in the Lincoln Village Main Street District and 4 business expansions:

- 1) Nueva Tax Service – 1009 W. Lincoln Avenue-**new** business
- 2) Monterrey Market – 3014 S. 13th Street-**new** business
- 3) Magnum Insurance – 1108 W. Lincoln Avenue-**new** business
- 4) Los Soles – 1428 W. Lincoln Avenue-**new** business
- 5) Foot Clinic – 1028 W. Lincoln Avenue-**new** business
- 6) Milwaukee Bicycle Company-1013 W. Lincoln Avenue-expansion
- 7) Rozga Funeral Home-701 W. Lincoln Avenue-expansion
- 8) Tres Hermanos Restaurant-1332 W. Lincoln Avenue-expansion
- 9) La Canoa – 1520 W. Lincoln Avenue-expansion

In addition, total private investment in the district in 2010 was approximately \$1,057,750.

Retail Investment Fund (RIF) Grant – Monterrey Market

LVBA worked extensively on the development of the neighborhood's newest full-service grocery store, Monterrey Market. This destination business is a welcome addition to the neighborhood and features a full assortment of grocery items including: a full service kitchen, meat

department, a vast produce section and a financial services office providing money orders, notary, and billing services.

The principal owners acquired the vacant property, located on S. 13th Street, south of Lincoln Avenue, which formally housed a hardware store. Looking to capture the purchasing power gap in the local market share, they set out to create a world class grocery store with high quality products; while providing an atmosphere rich in family-owned charm and an emphasis on personal customer service.

Project assistance from LVBA included interior and exterior design and layout, a full business plan including market analysis, and a marketing concept tailored towards both the neighborhood and metro Milwaukee. Additionally, LVBA completed a City of Milwaukee Retail Investment Fund (RIF) grant for this project; netting a \$50,000 allocation towards the purchase of new equipment for the business.

Upon completion of the project and subsequent grand opening, LVBA utilized a Wisconsin Department of Commerce minority business grant, via our Milwaukee Main Street partners at LISC, to fund the creation of the store's website, Monterrey Market.com.

More than 20 full-time jobs were created once the business was in full operation by May of 2010. A vast majority of those employed by Monterrey Market were hired from the surrounding neighborhood. Including acquisition of premises, the project expenditures exceeded **\$1 million** in private investment.

Plans are already in place for expansion of the Monterrey Market 2011; including an expansion of deli services and adding local grocery delivery.

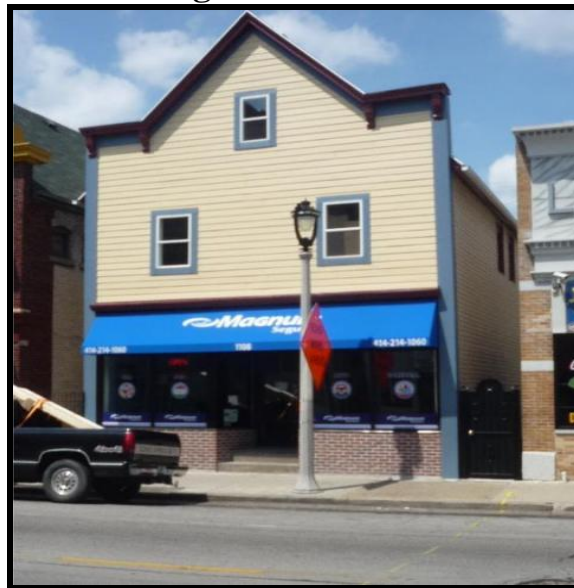
Other Projects and Accomplishments:

- 79% increase in memberships and local contributions
- Secured \$91,507 in grants for 17 local businesses
- Secured local sponsor for side walk planter program: Staff Up America
- Installed street pole district banners
- Installed new gateway sign
- Assisted in 4 new façade renovations
- Marketing and coordination for 2nd Annual Cinco de Mayo Restaurant Event

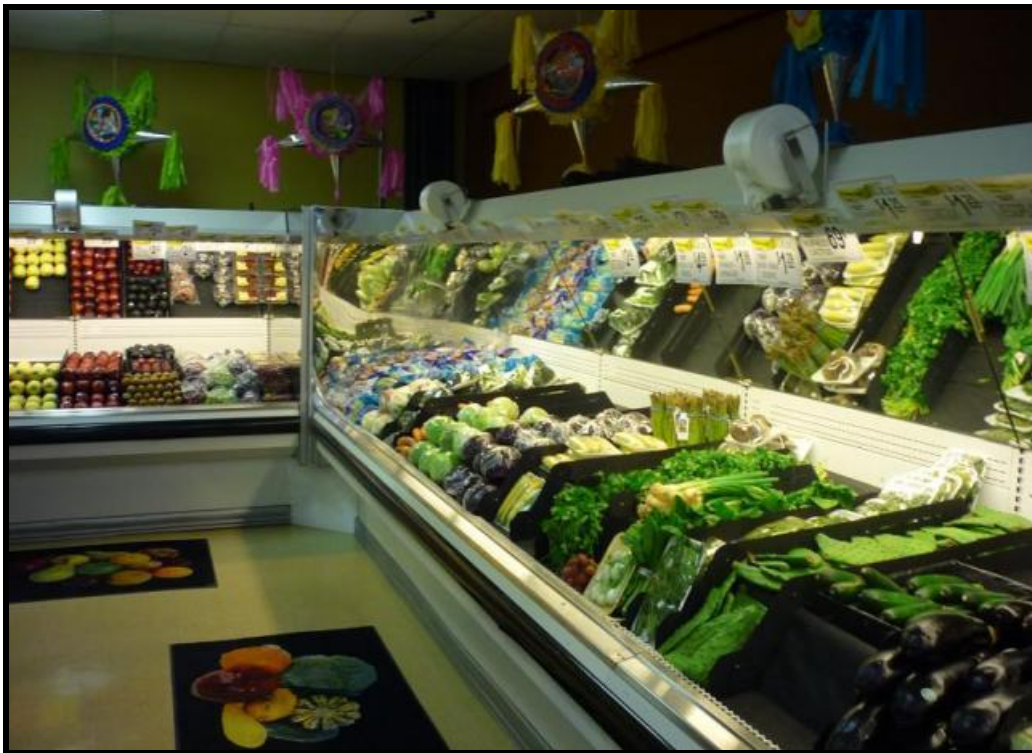
Monterrey Market



Magnum Insurance



Monterrey Market



Lincoln Village Gateway



c. If applicable, explain why progress was not made towards meeting the goals and objectives.

Not Applicable

3) Affirmatively Furthering Fair Housing

a. Provide a summary of impediments to fair housing choice.

PY 2010 CAPER General Questions #3a response:

Affirmatively Furthering Fair Housing

The Community Development Grants Administration completed a Fair Housing Impediments Study in 2005, in accordance with Sections 104(b) (2) and 106(d)(5) of the Housing and Community Development Act of 1974, as amended which requires that CDBG grantees certify that they will affirmatively further fair housing. The public comment period on the study was *September 28, 2005 to October 28, 2005*. There were no comments submitted to CDGA on the study. The City's Community & Economic Development Committee, which is the oversight body for the use of Federal funds, held a public hearing on the study on *November 29, 2005*. Representatives of the Metro Milwaukee Fair Housing Council led a detailed discussion on the major components of the study. Committee members stated their intentions to initiate a task force to work on implementing certain recommendations outlined in the study.

The following is a summary of impediments identified in the Fair Housing Impediments Study:

a. Summary of Impediments:

- ❖ Institutional and governmental policies and regulations which affect income and housing
- ❖ Non-coherent Federal housing mandates and Federal and State transportation policies
- ❖ Lack of enforcement mechanism for complaints of discrimination
- ❖ Lack of housing units accessible to persons with disabilities
- ❖ Overcrowded housing
- ❖ Lack of affordable housing supply
- ❖ Cuts in funding to Section 8 Housing Choice Voucher Program
- ❖ Lack of a Regional Housing Strategy or Plan
- ❖ Attack on the Community Reinvestment Act (CRA)
- ❖ Suburban policies (NIMBYism, impact fees, exclusionary zoning codes, exclusionary public housing or Section 8 Rent Assistance vouchers, inadequate public transportation).
- ❖ Social class, racial and cultural barriers
- ❖ Housing and employment discrimination
- ❖ Residential segregation
- ❖ Inadequate income
- ❖ Racial disparities in mortgage lending
- ❖ Insurance redlining; appraisal practices
- ❖ Racial steering

b. Identify actions taken to overcome effects of impediments identified in the jurisdiction's Analysis of Impediments.

Actions underway to overcome the effects of impediments identified in the study.

The City of Milwaukee funds multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods and reduce barriers to affordable housing. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

City of Milwaukee Activities

Fair Housing Ordinance

The City passed its first fair housing ordinance on December 12, 1967. In line with Wisconsin State Statutes enacted in 1965, the ordinance rendered unlawful any type of discrimination in the sale, rental or lease of housing based on race, color, religion, national origin or ancestry. Expressly prohibited were the following forms of discrimination: (1) Refusal to sell, lease, finance or contract to construct housing or to discuss the terms thereof; (2) Refusal to permit inspection or exacting different or more stringent price, terms or conditions related to the sale, lease or rental of housing (3) Refusal to finance or sell an unimproved lot or to construct a home or residence on a lot; or (4) Publishing, circulating, issuing, displaying or advertising the sale, financing, lease or rental of housing which states or indicates any discrimination in connection with housing.

The City's original fair housing ordinance was repealed and recreated on October 16, 1990. and again on December 16, 2008. Referred to as Chapter 109, it was subsequently amended to prohibit both housing and employment discrimination. Regarding housing, the law applies to all housing units intended for occupancy by two or more families living independently of each other, eliminates provisions against testing, and substantially increases penalties for non-compliance. The City subcontracted with the Metro Milwaukee Fair Housing Council and Legal Aid Society to handle complaints that are in violation of the City's ordinance and other federal and state laws.

City of Milwaukee – Equal Rights Commission

In 2009, the City re-established its Equal Rights Commission. The Milwaukee Common Council approved legislation on December 16, 2008 recommending a new ERC model. Commissioners for the ERC were confirmed in January 2009.

The City of Milwaukee ERC was established by ordinance with the broad objective of providing oversight and establishing collaborative working relationships with other organizations in Milwaukee, academia, and the business community to improve the equal rights climate in the City of Milwaukee. The goals are to maintain the City's oversight, investigative and enforcement capabilities over discriminatory practices not addressed and protected by federal and state laws. The following are the broad functional responsibilities of the new ERC:

Oversight/Accountability
Community Collaboration and Partnerships
Prevention, Education, and Training

The Equal Rights Commission has been fully operational since 02/10/09 when the first meeting was held. A total of 7 meetings were held in 2010.

The Commission is charged with monitoring the employment, contracting, and program activities of the City, preparing and providing timely reports to the Mayor and Common Council on efforts to promote equal rights, equal opportunities, positive community relations, and to eliminate discrimination and inequities in City government and the City.

In order to help accomplish its mission, the Commission formed three Sub-Committees: the *Accountability Structure Sub-Committee*, the *Community Engagement Sub-Committee*, and the *Paid Sick Leave Ordinance(PSLO) Sub-Committee*.

Throughout 2010, the Commission scheduled briefings with City departments to further understand department efforts in relation to equal rights issues. In addition, representatives from the Metro Milwaukee Fair Housing Council (MMFHC) presented an overview of their work and expressed continued interest in working with the Commission to streamline the referral process for housing discrimination complaints.

In addition, trainings were conducted for City employees and included the following learning objectives:

1. Familiarized City of Milwaukee employees with the provisions of federal, state and local fair housing laws in order to provide better assistance to persons in Milwaukee who may experience illegal housing discrimination.
2. Discussed common forms of illegal discrimination in the housing market through recent case examples so that City of Milwaukee employees may be better able to discern possible violations and provide appropriate referrals for housing related issues.
3. Apprised City of Milwaukee employees of services available to victims of housing discrimination by MMFHC so that persons in Milwaukee may obtain investigative and legal assistance to pursue complaints.

City Subcontracts with Fair Housing Programs

The ***Metropolitan Milwaukee Fair Housing Council (MMFHC)*** received a total of **\$124,000** in 2010 to affirmatively work toward integrated housing patterns by providing: fair housing/ fair lending presentations, research and technical assistance relative to fair housing/ fair lending issues, information relative to buying, renting and selling homes, counseling and investigation services to receive and resolve fair housing/fair lending complaints, distribution of a fair housing newsletter and a coordinated community-wide response to the problem of predatory lending.

One of MMFHC's 2010 CDBG-funded activities is conducting Intake of Fair Lending allegations. This activity includes intake and counseling to persons who believe they have encountered predatory lending or some other form of illegal activity under the fair housing and/or fair lending laws. Assistance is also provided to individuals who may be in disadvantageous, although perhaps not unlawful, loan arrangements. MMFHC provides assistance to complainants in a variety of ways, including: counseling clients on loan options and programs, assisting individuals in obtaining more favorable loan terms and/or refinancing of the loans, and providing referrals to appropriate counseling agencies or programs, attorneys, Wisconsin Department of Financial Institutions, or other public agencies that administer State and/or Federal fair housing and fair lending laws.

During 2010, MMFHC conducted a plethora of program activities that are aimed at achieving the long term goals of eradicating illegal lending practices and expanding housing choices and options. Specifically, through this program activity, MMFHC has assisted 283 households who have encountered lending-related problems; the majority(73%) of whom reside in predominantly minority or racially integrated neighborhoods. Moreover, 72% of all clients were either African American or Hispanic and 51% were female.

The issues confronted by the client population and MMFHC's assistance in ameliorating those problems and their subsequent resolution, is indicative of MMFHC working towards achieving its goals to eradicate unlawful lending practices and expanding housing choice. In almost 25% of the cases that have been resolved/closed, MMFHC was able to help the borrower acquire a lower cost loan that was appropriate for their individual circumstances- either by obtaining alternative terms for the existing loan through mediation or by assisting the homeowner in obtaining refinancing of a predatory or sub-prime loan. In 30% of the cases, MMFHC referred clients to attorneys including the Marquette Foreclosure Mediation program, the Department of Financial Institutions or other entities to remedy the possible illegal loan situations.

Several clients were also served by MMFHC via referrals to local counseling agencies and other agencies serving first-time homebuyers. As a result of intensive activities, in 25% of the cases it has handled in 2010, MMFHC was able to prevent homeowners from either continuing in, or entering into, a subprime or predatory loan that contained abusive, disadvantageous and/or illegal terms. MMFHC's pro-active intervention in these situations was critical for these homeowners to maintain their homes and prevent them from spiraling into mortgage default and foreclosure. Of the households assisted, 32% were able to avoid foreclosure due to MMFHC assistance.

MMFHC's Counseling and Investigative Services Program investigated allegations from **96** individual fair housing complainants and continued to uncover insidious forms of systemic discrimination in the housing industry. MMFHC conducted tests in the rental, sales, insurance and lending industries throughout its service area. The results of testing activity have been particularly effective in legal action taken pursuant to complaints. The results of individual complaint activity and systemic cases have included filings with administrative agencies such as the U.S. Department of Housing and Urban Development and the Wisconsin Equal Rights Division, lawsuits filed in federal court and case resolutions which include monetary and affirmative relief.

MMFHC's Education and Outreach Program informed home-seekers and housing providers about fair housing rights and responsibilities to ensure compliance with fair housing laws. Fair housing and fair lending presentations were given to civic, business, educational, neighborhood, religious and housing industry groups. Specific examples include presentations conducted at: Career Youth Development, the Benedict Center, Select Milwaukee, the Adult Learning Center, United Community Center, Catholic Charities and HBC Services. A total of **699** individuals were reached in 2010.

As part of its Outreach and Education activities, MMFHC also disseminated over 500 brochures, in English, Hmong and Spanish, throughout the Milwaukee area. These brochures outlined the fair housing laws as well as the rights and responsibilities of housing providers and consumers under those laws. Additionally, MMFHC provided information and referral services **1,073** occasions, and technical assistance to representatives of government, civic and industry groups and private individuals on **78** occasions throughout 2010. Accessing and networking with individuals and groups throughout the community was also an essential component of MMFHC's outreach activities as **113** such contacts were made in 2010.

MMFHC's Fair Housing Training Services assisted housing professionals in the real estate, insurance and mortgage lending industries and provided contractual fair housing training. MMFHC conducted specialized seminars on fair housing issues for groups including City of Milwaukee employees as well as the City of Milwaukee's Landlord Training Program. These seminars provided in-depth information on fair housing and fair lending laws, procedures and other related issues to **65** individuals.

MMFHC's Fair Lending Program worked to address fair lending issues in a variety of ways. Fair Lending staff answered calls from a predatory lending/foreclosure prevention hotline and conducted intake of **283** fair lending allegations in 2010. For most borrowers, after investigating the loan and discussing options with the client, Fair Lending Program staff worked with the borrowers and their lender or servicer to modify the terms of their loans, or to find other more appropriately priced loans. Fair Lending Program staff also helped consumers file complaints with the Wisconsin Department of Financial Institutions. Where appropriate, cases were referred to Legal Aid, other attorneys, lenders and/or housing counseling agencies.

Fair Lending Program staff provided technical assistance to the Milwaukee Foreclosure Prevention Initiative(MFPI), actively participating on the Steering Committee. They were active leaders in the Milwaukee Homeownership Consortium(MHC), chairing the MHC's Foreclosure Outreach Workgroup and participating as a member on the MHC Resource and Oversight Workgroup. Fair Lending Program staff, in their role of Chair of the MHC's Foreclosure Outreach Workgroup, organized three day-long foreclosure prevention outreach events, which served almost 650 borrowers.

Fair Lending Program staff continued to generate television, radio, and print coverage on predatory lending as part of its outreach and education. Staff disseminated informational brochures on predatory lending in English and Spanish and gave educational presentations to church groups, neighborhood associations, civic organizations, social service groups, elected officials and affordable housing professionals. Staff helped plan and implement workshops designed for people considering refinancing, modifying, or home equity loans, including workshops at the Money Conference and other neighborhood or community-based events.

Fair Lending Program staff continued to convene a citywide group called the CRA Caucus. The CRA Caucus works to find ways to encourage lenders to live up to their commitments under the Federal Community Reinvestment Act (CRA). During 2010, members of the CRA Caucus provided input and technical assistance to national policy-makers interested in strengthening the Community Reinvestment Act and creating a Consumer Financial Protection Agency which would consolidate and streamline the oversight of CRA and other fair lending laws and regulations. CRA Caucus members also worked with lenders to learn about their policies and loan products, to provide them with information on the credit needs of the community, and working to help them address those needs. Near the end of 2010, the CRA Caucus began deliberations regarding the announced purchase of M&I Marshall & Illsley bank by BMO Financial Group.

The **Legal Aid Society of Milwaukee**, Inc., received a total of \$50,000 in CDBG funds and represented vulnerable inner city residents who have been victims of predatory lending practices. Through its' A-LINE Project, the economic viability of clients has been increased and, in turn, the city neighborhoods in which clients live. Some 2010 successes include:

1. As part of the Milwaukee Foreclosure Partnership Initiative convened by Mayor Tom Barrett, in 2009 the Legal Aid Society created a committee which designed and implemented a mediation program for foreclosures in Milwaukee. In 2010, the mediation program has been successful in helping hundreds of Milwaukee homeowners stay in their homes through loan modifications and other foreclosure settlement resolutions. Legal Aid provides direct representation to homeowners in the mediation process and serves on the MFMP advisory board to continue to work on improvements in the mediation program.

2. Legal Aid Society continued to provide direct representation to victims of predatory mortgage lending practices, mortgage foreclosure rescue scams and improper conduct by mortgage servicers under the Home Affordable Modification Program(HAMP) and other loan modification programs. In 2010, Legal Aid opened **194** new cases, resulting in **163** resolutions for clients; obtaining settlements in cash or other economic value and providing valuable legal advice. Examples of successes include:

- ❖ An elderly couple entered into an improvident loan modification which had no net benefit to them and high profits for the mortgage broker and mortgage banker. Through representation of legal Aid, the mortgage broker was sued and the client received a favorable cash settlement. The cash settlement came in just in time to assist the couple in repairing their home from flood damage. Legal Aid has also provided defense to the couple in a foreclosure action and obtained an affordable HAMP modification so that they are able to stay in their home.

- ❖ A 74 year-old widow was thrown into foreclosure due to predatory refinancing. An unscrupulous mortgage broker convinced the couple to refinance their home 5 times in 18 months. There was no net tangible benefit for the couple. Legal Aid represented the widow against extremely aggressive prosecution of a foreclosure case and has affirmatively sued the mortgage broker for its' practices.

- ❖ Many of Legal Aid's clients are caught in the new web of HAMP modification misrepresentation and deception by loan servicers. For example, Legal Aid represented a woman in a successful mediation in which she obtained a HAMP modification. The lender, even after numerous reminders, failed to send the paperwork to finalize the modification. After three months of failure to send the paperwork, the servicer declared that the homeowner had failed to make her payments under the plan and that is was going to take her house. Legal Aid was successful in keeping the woman in her home and asserting her contract rights for implementation of the agreed upon modification.

3. Legal Aid Society has successfully brought motions to dismiss foreclosure actions in which the plaintiffs fail to sufficiently establish that they are the real party in interest and have standing to bring the action. These cases involve the complex issues surrounding "securitization" of the vast majority of the mortgages subject to foreclosure in Milwaukee. The business of marketing and closing of subprime, often predatory mortgages during the past several years was conducted in such vast numbers that the paperwork necessary to establish ownership of these mortgages often was not properly maintained as these mortgages were sold up the securitization chain. Legal Aid contends that as foreclosures of Milwaukee properties are filed in record numbers, the paperwork must properly establish the legal ownership of the plaintiffs.

4. Legal Aid represented an increasing number of clients as they worked their way through the HAMP Program. The program provides that homes may not be sold at sheriff's sale unless a proper HAMP analysis has been completed by the lender to determine if the homeowner qualifies for a loan modification. There are many legal issues being litigated relating to HAMP, including motions to adjourn sheriff's sales until the HAMP analysis is completed. Legal Aid represented many clients facing improper conduct by loan servicers under HAMP.

5. Legal Aid continued its efforts to challenge the unconscionable practices of auto title lenders in our community. Legal Aid represented several individuals in claims against Wisconsin Auto Title Loans Inc.; a title loan lender which requires borrowers to use their cars as collateral. Legal Aid has challenged WATL's charging 300% APR interest on one month loans to customers who often have no ability to repay the loan in one month and may repay the loan amount many times over before retiring the loan or losing their vehicle. Claims include illegal packing of the loans with overpriced memberships in roadside assistance clubs. After winning on the issue of unconscionability of the loan contract in the Wisconsin Supreme Court, Legal Aid is back in Milwaukee County Circuit Courts representing Milwaukee residents in a class action lawsuit and

in numerous individual actions. As of December 1, 2010, auto title lending is prohibitive in Wisconsin.

Legal Aid remains highly committed to representation of the interests of Milwaukee consumers. When homes are lost to foreclosure, they become empty and depress the value of the surrounding neighborhood. Helping clients remain in their homes, helps preserve the economic vitality of Milwaukee neighborhoods. Repossession of the family car or garnishment of wages, robs working families of the means to pay for shelter and transportation to work. By defending low-income Milwaukeeans from unwarranted foreclosures, repossessions and judgments, Legal Aid Society continues to promote the economic vitality of the City of Milwaukee.

Annual Review of Lending Practices by City Comptroller

The Milwaukee Common Council adopted legislation requiring the City Comptroller to prepare an annual report on lending practices by area financial institutions. Besides focusing on residential lending practices, the review also compared lending patterns by race and income and compares the racial loan denial rate for Milwaukee with forty-nine other large metropolitan areas in the country. Recommendations were provided for improving residential lending in those areas of the City where homeownership is lowest and annual reviews of the progress that City departments have made in implementing prior report recommendations. This report was distributed to community-based organizations, lenders and others to help facilitate action on the recommendations.

TITLE II Of the Americans with Disabilities Act of 1990(ADA)

Title II of the ADA prohibits discrimination against persons with disabilities in all services, programs and activities made available by State and local governments. CDGA included this language in all contracts with funded organizations.

Section 504 of the Rehabilitation Act of 1973

Section 504 prohibits discrimination against persons with disabilities and requires that a percentage of funded projects be handicapped accessible. CDGA routinely reviewed plans for multi-family housing and facilities where CDBG funded services are provided to ensure accessibility and participation by disabled persons.

SECTION 8 – Rent Assistance Program

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low -income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area. In the voucher program, tenants are able to rent units which have rents from 10% to 20% above fair market value when they locate to a "non-impacted" area --- where fewer than 40% of the families are below the poverty level.

HACM also participated in a program which markets the benefits of living in non-traditional residential areas and encouraged more rent assistance clients to move to such areas. This was accomplished through: orientation briefings to explain fair housing law, client location options and additional services; general counseling to families regarding housing choices and housing search skills; direct tenant referrals to available units in non-traditional areas resulting in the pro-integrative placement of families; and, the recruitment of new owners of units in non-traditional areas. During orientation and counseling, all RAP applicants were informed that they could seek housing anywhere they chose and were also informed of the portability provisions of vouchers and the advantages of locating to a non- traditional area. Listings of housing units were provided to applicants, including many in non-traditional areas. Also, a list of wheelchair accessible units was made available upon request for those in need.

In addition, the City continued its commitment to city-wide fair housing programs to help ensure accountability in lending by government-chartered lending institutions in the areas of: home purchase, home improvement and business loans, employment and promotional opportunities and contracting opportunities for minority and women-owned businesses.

Community Organizing to Strengthen Milwaukee Neighborhoods

Community organizing is recognized as an important component in strengthening Milwaukee neighborhoods through resident action on crime prevention and housing blight. In 2010, **\$900,000** in CDBG funds was awarded to neighborhood organizations to undertake activities to make Milwaukee neighborhoods safer, cleaner and more attractive, which is essential to any effort to affirmatively promote fair housing choice. A total of **3,626** residents were directly involved in these activities.

Independence First - continues to provide referrals to accessible housing in and around the Metropolitan Area.

Homebuyer Counseling & Other Homebuyer Assistance Activities

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **189** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

The counseling agencies met regularly to maintain a collaborative working relationship with one another. They addressed issues related to affordable home ownership resulting in the following system improvements to better serve prospective clients: utilization of a standardized data base, standardized employee qualifications and job descriptions, on-going training for home buyer counselors and the establishment of community outstations to improve access to homebuyer assistance services. Homebuyer counseling services have expanded to include assistance to residents in obtaining home improvement/repair loans, refinancing of existing mortgage loans, post purchase, tax default and mortgage default counseling.

These efforts all play a major role in affirmatively furthering fair housing and have helped result in the following accomplishments:

- ❖ Increased owner occupancy in areas previously neglected and ignored by lenders;
- ❖ Promotion of neighborhood stability and pride; increased City tax base;
- ❖ Promotion of the Central City as a desirable place to live and work;
- ❖ Education and training programs for lenders to help eliminate stereotypes that create barriers for prospective homeowners;
- ❖ Improved communication between community agencies and lenders;
- ❖ Increased access to mortgage and other lending by persons previously denied, namely persons of color.

2010 Block Grant Awards used to Reduce Housing Impediments	
CDBG Funded –Activity	2010 Allocation
Community Organizing/Crime Prevention/NSP	\$900,000
Home Buying Counseling Program & Homebuyer Assistance Activities	\$300,000
Metropolitan Milwaukee Fair Housing Council / Legal Aid Society	\$174,000
TOTAL	\$1,374,000

Source: 2010 CDGA Program Records

4) Address Obstacles to Meeting Underserved Needs

Identify actions taken to address obstacles to meeting underserved needs.

PY 2010 CAPER General Questions #4 response:

The City of Milwaukee engaged in the following initiatives in 2010:

- ❖ Supported the efforts of the Metropolitan Milwaukee Fair Housing Council & the Legal Aid Society.
- ❖ Supported changes in the Move to Opportunity Program to:
 - *Open the program to residents other than occupants of public housing and HUD-funded projects.
 - *Expand the jurisdiction of the program to all "non-impacted" census tracts in the metropolitan area.
 - * Required recipients to maintain residence in "non-impacted" areas for the Length of the subsidy.
 - * Continued the efforts of the Rent Assistance Program. Solicited new property owners in non-traditional areas; counseled tenants on housing choice and housing opportunities; and, continued outreach to property owner organizations.
- ❖ Continued to review the Comptroller's monitoring of local lending activities as authorized by the Socially Responsible Investments Ordinance.
- ❖ Continued the Summer Youth Internship Program for Milwaukee's low income unemployed youth.
- ❖ Funded job training and placement programs to improve job seekers' skills to employer needs; funded job placement programs that provided transportation to jobs in outlying communities.
- ❖ Funded the Driver's License Employability & Restoration Project to enable persons to seek employment in outlying areas.
- ❖ Improved coordination between economic development agencies and social service providers to target social service and other resources to residents.

Foster and Maintain Affordable Housing

Identify actions taken to foster and maintain affordable housing.

Response:

The City continued to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

Key components of the Housing strategy are:

- ❖ Expanded homeownership opportunities; maintenance/improvement of existing units
- ❖ Expansion and maintenance of quality, affordable, rental housing
- ❖ Safe, well-maintained and revitalized neighborhoods
- ❖ Coordination of public and private resources

2010 Key Accomplishments:

- 1) Provided opportunities for low income citizens to access affordable housing.
- 2) Increased the number of decent, safe and sanitary affordable rental units, with an emphasis on creating units to accommodate large families.
- 3) Increased the number of units accessible to persons with disabilities.
- 4) Continued owner-occupied housing rehabilitation for very low income households and construction of affordable new housing units.
- 5) Continued partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- 6) Continued to support projects which involved work experience and apprenticeships for young persons in home repair and home construction such as the Freshstart/YouthBuild Housing Apprenticeship.
- 7) Continued to assist community housing development organizations in building capacity to improve their ability to undertake housing development projects.
- 8) Improved the condition of the City's rental housing stock through intensive code enforcement, landlord tenant educational programs and an aggressive receivership program for nuisance properties.
- 9) Continued to make available City-owned tax foreclosed properties available to nonprofit developers at reduced costs.
- 10) Supported efforts to reduce or eliminate predatory lending and racial discrimination in housing transactions in the City of Milwaukee.
- 11) Continued aggressive blight elimination efforts including spot acquisition, demolition, graffiti abatement, vacant lot redevelopment and infill housing.

- 12) Expanded homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- 13) Combated lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 14) Partnered with housing providers to begin implementation of projects funded through the City's City Housing Trust Fund, of which CDGA provides administrative oversight.

In addition, there are several other programs and projects that produced affordable housing opportunities for homeowners and renters, some of which include:

The City of Milwaukee operates a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives, each designed to foster and maintain affordable housing.

The largest effort is public housing operated by the Housing Authority of the City Milwaukee (HACM) which manages several thousand housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by funded community-based agencies encourage the maintenance and upkeep of affordable housing.

Acquire/ Rehab/ Sell/New Home Construction - CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

Neighborhood Improvement Programs (NIPs)

In 2010, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

The City's Department of City Development (DCD) works to improve the quality of life in City neighborhoods by promoting affordable housing, increased homeownership and neighborhood stability. Working with a broad range of partners including other City Departments, community-based agencies, financial institutions, residents, developers, and the local philanthropic community, DCD provides resources to upgrade Milwaukee's housing stock and improve the quality of life for City residents.

DCD's *Owner-Occupied Home Rehab Initiative* utilizes CDBG/HOME funds to finance home rehabilitation for owner occupants (one to four units) meeting established income guidelines. The program supplements activities with funding from Tax Incremental Districts (TID) and local foundations. In 2010, CDBG- or HOME-funded rehabilitation loans were approved for the rehabilitation of **73** housing units. Using Tax Incremental District funds, one additional rehabilitation loan was originated, totaling \$12,000 for the rehabilitation of 1 unit. Additionally, in 2010 the Department initiated the Homeowners' Emergency Loan Program (HELP.) HELP utilizes non-federal dollars to assist low income homeowners with loans to make emergency repairs. Eligible work includes "no heat," emergency plumbing and electrical, structural repairs, and related work. 10 HELP loans were settled for approximately \$45,000 of work.

DCD's *Rental Rehabilitation Program* utilizes HOME funds to assist responsible landlords in providing safe, decent and affordable housing for income-qualified tenants. Based on the amount of HOME funds received, landlords must reserve a certain number of units for low and moderate income tenants for an extended period of time; generally five after the renovations are completed. In 2010, **26** housing units were rehabbed.

Targeted Investment Neighborhoods **Supplementary TIN Activities**

A significant portion of DCD's loan and grant programs was concentrated in the City of Milwaukee's Targeted Investment Neighborhoods (TINs). In a TIN, DCD works with neighborhood partners and City departments to focus resources in a relatively small geographic area. Such efforts stabilize and increase owner occupancy, strengthen property values, assist property owners, and improve the neighborhood's physical appearance.

The TIN program also works with residents to address quality of life issues, encourage resident involvement and build resident leadership in the neighborhood. DCD collaborations and support for 2010 included: the Milwaukee Police Department (MPD); Department of Neighborhood Services (DNS); Department of Public Works (DPW); 30th Street Industrial Corridor; Greater Milwaukee Foundation (GMF), Harley Davidson Foundation; Starbucks in Red Arrow Park; Genesis Behavioral Services; Woodlands Management Association, Milwaukee Metropolitan Sewage District, InSite Temporary Public Art, Milwaukee Area Domestic Animal Control (MADACC), State of Wisconsin Department of Corrections, Valspar Paint, Risen Savior Lutheran Church, Lowe's Home Improvement, and several neighborhood block watches/associations.

Below are details of collaborations:

Clean Sweeps Program with DNS

Clean Sweeps is collaboration between DCD, DNS, and neighborhood partners in the TINs. The program included DNS issuing orders for graffiti, nuisance vehicles and substandard properties. This coordination of city services resulted in an immediate and visible impact that directly supported the improvement efforts in the TINs. In 2010, sweeps were conducted in the spring and fall months.

Wisconsin Department of Corrections

NIDC coordinated clean ups utilizing community service workers (CSW) in the Metcalfe Park and Bishop's creek TINs. Accompanied by probation agents, up to 30 CSW clients cleaned alleys and streets. The volume of rubbish picked up by the CSW crews significantly improved the appearance of these TINs.

Milwaukee Police Department

NIDC worked with officers to monitor vacant buildings, abate street level drug dealing/drug houses, and abate street prostitution. Officers also assisted NIDC with TIN projects and doing street light surveys in the TINs. MPD, DNS, DPW, and NIDC worked in collaboration to lower crime by 45% in the east end of the Bishop's Creek TIN. Also in Bishop's Creek, MPD District 7 officers took part in a special outreach effort aimed at preventing foreclosure. Twelve officers from went door to door with NIDC with information and resources for homeowners to contact foreclosure counselors. The outreach was featured on two local television stations.

Greater Milwaukee Foundation

NIDC received a \$25,000 grant to facilitate 'Small Scale Block Improvement Projects' in the TINs. The Projects were eligible for grants of up to \$2,500. Applicants included block clubs, neighborhood associations, block watches, and other formal resident organizations. If no formal neighborhood organization exists, residents may collaborate on a project. Below is a list of projects:

Project: Pet Stabilization Project
Partner: Milwaukee Area Domestic Animal Control Commission
TIN: Metcalfe Park, Amani, Brooks, Century City, Harambee, Uptown Crossing

Working with the Milwaukee Area Domestic Animal Control Commission, residents took advantage of reduced cost services for rabies vaccinations, micro chip implants, neutering and/or spaying. 27 dogs and/or cats within were treated. The cost of these services to residents is only \$12.00.

Project: 24th Place Street Solar Street Lights
Partner: 24th Place block club/Coalition of Hope Neighborhood Assoc. /NW Side CDC
TIN: Amani

This was a continuation of the successful 2009 Eaton TIN project on the same blocks. Seven additional homes will add the very popular solar lighting; residents have been involved in recruiting the additional project participants. The lights add a distinctive continuity to the blocks and are a source of resident pride. The lights have proven to be durable and also add a measure of safety to the neighborhood.

Project: 24th Street Lighting Project
Partner: 24th Street Investment Club/Dominican Center for Women
TIN: Amani

Nine residents formed a group called "The Investment Club" and collaboratively designed this neighborhood project for 2900 N. 24th Street and 3000 N. 24th Place. The project participants will have security lights installed on their residences and install new, lockable mailboxes and address numbers in the front of their homes. The group has been meeting since December 2009 planning the project; "The Investment Club" considers improved lighting to be a critical improvement both for neighborhood safety and to make their neighborhood more appealing to potential new home owners.

The project also facilitated lighting a gangway between a local business and an abandoned, boarded house. The new commercial lights provided additional security for the neighborhood and business owners stated the new lights had immediate results, scaring away potential trouble makers.

Project: "Light Up the Neighborhood" Event
Partner: 24th Street Investment Club/Dominican Center for Women
TIN: Amani

On Saturday October 2, 2010, Amani block club residents celebrated installation of the security lights on 2900 N. 24th Street and 3000 N. 24th Place-a project facilitated by a previous grant from the City's Neighborhood Improvement Development Corporation(NIDC). One of the goals for this event was recruiting additional members for block club participation. Block club members who received lights distributed bags containing safety and weatherization items to fellow residents; the outreach was followed by a cook out.

Project: Block Stabilization Project
Partner: Dominican Center for Women
TIN: Amani

The Dominican Center for Women (DCW) hosts monthly housing meetings for community residents. During discussions at these meetings, residents expressed the desire to complete small home improvements which would enhance the appearance of their neighborhood and alleviate building code violations. The DCW has a revolving loan pool which offers residents 0% financing on small home repairs; Amani TIN residents who take out a \$1,000 loan for home repairs would receive a \$500 grant as a supplement to cover repair expenses.

Project: Raised Garden Beds, part two
Partner: Grasslyn Manor 55th Street Block Club
TIN: Grasslyn Manor

Residents completed a highly successful Raised Garden Bed project. The residents replenished existing gardens and added five more beds-involving more residents and keeping the existing gardens active. The gardens are located in the vicinity of N. 55th/W. Vienna.

Project: Raised Bed Project
Partner: Believers Beyond the Stars
TIN: Harambee

Believers Beyond the Stars organized 14 residents near N. 1st and W. Keefe to install raised beds in yards and porches. The project's leader reported that the resident meeting scheduled to solicit interest in this project significantly boosted resident communication and revived block club interest. The organization completed a project that was very successful with engaging Harambee youth and holds promise to continue to engage neighborhood youth.

Project: Harambee Neighborhood Signs
Partner: Riverworks Development Corporation
TIN: Harambee

Residents involved in the Harambee Great Neighborhoods TIN long expressed interest in boosting neighborhood identity. Twenty-five(25) signs will be manufactured and placed throughout the Harambee Great Neighborhoods TIN. The Local Initiatives Support Corporation is assisting with an additional seventy-five(75) signs.

Project: Neighbors of Nigella Commons Community Garden
Partner: Project Organizer for Nigella Commons Community Garden
TIN: Harambee

Residents held two formal planning meetings to create and structure the design of the community garden. Six residents, all of whom live within one block of the garden site, formed a core group who will be responsible for implementing the project and maintaining the garden. This core group will be using the garden as a resource for engaging additional residents from the neighborhood. The garden serves as a platform for community involvement and provides fresh vegetables for residents.

Project: 2600 N 40th Street Security Lights
Partner: Residents with Sherman Park Community Association(SPCA)

Residents came together after a string of armed robberies in the neighborhood; working with SPCA, they designed a project which will dramatically improve lighting. New lights will be installed on front porches and on garages and/or the back of homes.

Project: Bishop's Creek Observation Area
Partners Milwaukee Metro Sewerage District(MMSD), WI Department of Corrections, Milwaukee Police Department(MPD), Boy Scout Troop 55, Genesis, City of Milwaukee-Dept. of Public Works, NIDC, Milwaukee County
TIN: Bishop's Creek

This MMSD property was overgrown and posed a safety threat to the neighborhood-it was so dense homeless individuals were living within the brush. MMSD paid their contractor to do the initial clearing with the understanding that NIDC and MPD would be responsible to remove the exposed trash and litter. The clearing/cleaning exposed the natural beauty of the MMSD property. Phase three was a Boy Scout Troop 55 Eagle Scout service project which developed the site into an observation and picnic area. The once dormant safety hazard was turned into a prized neighborhood asset.

Project: Multi-Cultural Urban Suburban Emerging Leaders Volunteers
Partner: Nehemiah Project Volunteers
TIN: Bishop's Creek, Uptown Crossing

Nehemiah Project volunteers did projects in the Uptown Crossing TIN, Bishop's Creek TIN, and Martin Drive Healthy Neighborhood during the week of June 21, 2010. The volunteers were students attending evening community leadership classes at Cardinal Stritch College. A chaperone/instructor accompanied the students. Projects included rebuilding the Mobil Station garden at W. Hopkins/W. Hampton, installing garage numbers, placing new mulch at Marcus DeBack Park, mulching trees in Foundation Park, and doing a small landscape project for a disabled resident.

Project: Bay View Hide House Gardens
Partner: Bay View Community Association
TIN: Bay View

Bay View Community Association developed the garden across from a new Low Income Housing Tax Credit project. The garden was a huge success, with dozens of Bay View residents

participating. This project was the winner of the "Shepherd Express Community Project of the Year" award.

Project: Vacant Lot 'Pop Up' Art Gallery
Partner: Dominican Center for Women
TIN: Amani

A City owned vacant lot at 2469 W. Locust Street was transformed into a neighborhood art gallery. There will be continuing exhibitions into 2011.

Restorative Justice

DCD continued a successful relationship with the Genesis Behavioral Services' Restorative Justice Program. The collaboration resulted in over 12 TIN neighborhood clean ups, 6 literature drops (over 2,000 brochures distributed), and assistance on three TIN Small Scale Block Improvement projects. Genesis clients contributed over 300 hours of work to the TIN program in 2010. Two Genesis volunteers were hired by Quad Graphics, in part due to their NIDC work experience and their NIDC referral letter.

Foreclosure Initiative

In 2010, DCD continued to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI's mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes.

2010 accomplishments included:

- Continued support of the efforts of the Milwaukee Foreclosure Mediation Program (MFMP). The MFMP was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. By year's end, over 230 families had achieved successful workouts of their foreclosure.
- Continued work in the Milwaukee Homeownership Consortium, another MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. 26 members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government realtors and non-profits. To support the Consortium's work, the DCD and the Consortium received \$175K in grant funding from Freddie Mac for the Take Root Milwaukee campaign to promote and preserve homeownership. Milwaukee was the first City in the county to launch the Take Root initiative.

The consortium also sponsored 52 events (foreclosure intervention and homeownership) and implemented a comprehensive public awareness campaign to address foreclosures. A homeownership event at year's end with Consortium members attracted over 600 potential homeowners.

- DCD obligated all of its NSP 1 funds by the September deadline date. This resulted in:
 - 372 foreclosed housing units purchased and rehabilitated
 - \$24 million in leveraged funds
 - Minority contractor participation rate of over 50%

(Note: the above accomplishments do not include NSP demolition activity which is administered by the Department of Neighborhood Services.)

- DCD also continued its efforts to expand resources for foreclosure intervention counseling. Most recently, in a partnership between the City and Greater Milwaukee Foundation, a neighborhood based foreclosure intervention counselor will provide targeted intervention counseling services in the City's Healthy Neighborhoods and Targeted Investment Neighborhoods (TINs).

Other Housing Initiatives

Homebuyer Assistance Program: During 2010, the City of Milwaukee provided **\$250,000** in HOME funds for Homebuyer Assistance during the reprogramming cycle. The Homebuyer Assistance program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a consortium of six homebuyer counseling agencies.

SECTION 8 – Rent Assistance Program

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area.

Housing Trust Fund

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

In 2010, a competitive application process was conducted and the City of Milwaukee received fourteen responses to its Housing Trust Fund Request for Proposals totaling \$4.5 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties (*see following page*):

HOUSING TRUST FUND ALLOCATIONS-2010

<p><u>Center for Veterans Issues</u> Located on the Northeast corner of 35th Street and Wisconsin Avenue this development will contain 52 units of supportive housing for low-income veterans. Project will utilize the "Universal Design" concept in all common areas, 20 percent of the units will be fully accessible to persons with mobility impairment and two units will be accessible the visually and hearing impaired.</p>	<p>52 units / 168,395</p>
<p><u>Our Space</u> Located at 1527 W. National Avenue this development will contain 35 units of permanent supportive housing for low-income persons with serious mental illness. The project will include rehabilitation and new construction.</p>	<p>35 units/ \$375,000</p>
<p><u>Layton Blvd, West Neighbors</u> Rehabilitation of existing foreclosed homes within the targeted neighborhood of W. Pierce St. to W. Lincoln Ave., S. Layton Blvd. to W. Miller Parkway.</p>	<p>2 units / \$20,000</p>
<p><u>Northcott Neighborhood House</u> This project was funded to provide homeownership opportunities for low-income households. The project will construct 3 fully accessible units utilizing their Youthbuild training participants.</p>	<p>3 units / \$105,000</p>

Summary of Progress

Comparison of Actual Housing Accomplishments with Proposed Goals for the 2010 CDGA Program Year

Activity	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (# units)	FY 2010 benchmarks (proposed) #units	FY2010 benchmarks (actual) #units
Acquisition of existing owner units- Acquire/Rehab/Sell	Expand the supply of affordable housing units for low income persons through acquisition/rehab/ sale activities	Decent Housing Affordability	# affordable units complete & sold to eligible persons	36	26
New Housing production(rental & owner-occupied)	Construct new owner-occupied and/or rental housing for income eligible households.	Decent Housing Affordability	#rental units complete & occupied by eligible persons		
Rehabilitation of existing rental units	Rent rehab or provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households; new rental construction	Decent Housing Affordability	#affordable rental units complete & code compliant	55	26
Owner-Occupied Rehab Programs (non profit agencies & City departments)	Provide forgivable housing rehab loans for repairs based on interior and/or exterior municipal code violations.	Decent Housing Affordability	#owner-occupied units complete & code compliant	150	73
Fresh Start Youth Housing Apprenticeship Program	Provide apprenticeships for young persons in home repair and home construction.	Decent Housing Affordability	#affordable units complete & sold to eligible persons	5	5
Minor Home Repair	Provide vouchers to income eligible homeowners for small home repairs to residential property.	Decent Housing Affordability	#owner occupied units complete & properties improved	200	295
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing Availability/ Accessibility	#units constructed & persons with increased accessibility	25	5
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing Affordability	#units of graffiti abated & properties improved	600	1,036
Lead Prevention & Abatement	Combat lead hazards through Inspection, testing and abatement in collaboration with existing housing rehab programs and the Milwaukee Health Department.	Decent Housing Affordability	#units of housing tested & abated of lead hazards	600	292

Activity	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (# units)	FY 2010 benchmarks (proposed) #units	FY 2010 benchmarks (actual) #units
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment Sustainability	#inspections of residential structures for code compliance	1,500	1,163
Code Enforcement-Tenant Assistance program & Landlord/Tenant Compliance	Address identified code violations on rental properties through rent withholding and rent abatement; use rental proceeds for repairs related to health, safety and welfare of tenants.	Suitable living environment Sustainability	#households assisted & number of repairs	1,700	2,734
Code Enforcement- Receivership of Nuisance properties	Address nuisance properties through Court ordered receivership to abate the nuisance, correct dangerous and defective conditions and maintain the premises consistent with securing safe and habitable conditions.	Suitable living environment Sustainability	#properties inspected for receivership action & number of nuisance properties abated	100	566

*The U.S. Dept. of Housing & Urban Development does not count units as complete until they are sold. Units complete or where rehab is underway, will be counted once they are sold to an income eligible beneficiary.

Major Housing Projects

<u>Project Name/Description</u>	Funding	# Units proposed
<u>King Drive Commons III</u> This project is a continuation of the success of King Drive Commons I & II. It involves the construction of 24 units of affordable rental housing, utilizing Low Income Historic Tax Credits (LIHTC) and HOME funds, and 2,000 square feet of commercial space. Vacant parcels of land and blighted properties were assembled and HOME funds were used to assist in acquisition and the construction of 11 units which are completed. Location: N. Dr. Martin Luther King Jr. Drive	\$350,000 (HOME)	11/HOME
<u>St. Catherine's</u> This project involves the rehabilitation of 11 existing units in the St. Catherine Residence located at 1032 E. Knapp St. Each unit will have double occupancy and serve very low to extremely low income occupants. St. Catherine offers these units for far less than market rates. They offer valuable support for individuals who are setting goals for self-improvement, self-sufficiency and creating a better life.	\$350,000 (HOME)	11/HOME
<u>Wisconsin Fresh Start/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Five (5) units were completed in 2010 with four (4) other units in progress.	\$425,000 (CDBG) \$910,000 (HOME)	9 HOME/CDBG
<u>Silver City Townhomes</u> This project involves the construction of 20 units of affordable rental housing (that will be available for purchase after the compliance period), utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. Vacant parcels of land were assembled and HOME funds were used to assist in the construction of four units which are completed. Location: South 35 th and West Pierce Streets	\$200,000 (HOME)	4/HOME

Leveraging Resources

Identify progress in obtaining “other” public and private resources to address needs.

Response:

Leveraging Resources- The City of Milwaukee is committed to leveraging funding resources from other types of public and private sources for community development projects funded through CDGA. The projects receiving Emergency Shelter Grant (ESG) funds utilize CDBG funds to match the use of the ESG funds. Also, in addition to CDBG funds, other State funds and non-governmental funds are used in conjunction with shelter related activities. The City’s Retail Investment Fund, which assists small businesses, also leverages significant amounts from private investment.

The housing rehabilitation projects leverage funds from the private sector mostly in the form of funds borrowed from lenders providing construction financing and permanent financing. State of Wisconsin Low Income Housing Tax Credits directly provide a needed subsidy in low-income rental projects by selling the credits to investors. HOME funds are sometimes combined with CDBG funds and/or private funds.

Economic development funds have complimented projects from the Department of Justice, Safe Havens which directly impact community security and safety issues. In 2010, the High Intensity Drug Trafficking Areas (HIDTA) program was again funded to compliment similar CDBG-funded activities.

2010 CDGA Grants Obtained

Community Development Block Grant (CDBG)	HUD Entitlement Grant	\$18,629,040
HOME Investment Partnership (HOME)	HUD Entitlement Grant	6,891,780
Emergency Shelter Grant (ESG)	HUD Entitlement Grant	740,186
Housing Opportunities for Persons with AIDS(HOPWA)	HUD Entitlement Grant	574,936
Weed & Seed-Historic Clark Square(10/1/09-9/30/10)	U.S. Dept. of Justice	142,000
Weed & Seed-Historic Clark Square(10/1/10-9/30/11)	U.S. Dept. of Justice	157,000
Juvenile Accountability Block Grant (7/1/10-6/30/11)	State of Wisconsin-Office of Justice Assistance	87,415
High Intensity Drug Trafficking Area(HITDA) (01/01/2009-12/31/2010)	U.S. Dept.-Office of National Drug Control Policy	696,000
High Intensity Drug Trafficking Area(HITDA) (01/01/2010-12/31/2011)	U.S. Dept.-Office of National Drug Control Policy	744,000
Milwaukee Youth Construction Training-Project A	U.S. Dept. of Labor	238,755
Growing Milwaukee	U.S. Dept. of Labor	381,000
Port Grant-Enhancing Prevention, Protection, Response & Recovery	U.S. Dept. of Homeland Security	64,495
Port Grant-Marine Domain Awareness	U.S. Dept. of Homeland Security	135,596
Port Grant-Exercise	U.S. Dept. of Homeland Security	148,658
Port Grant-Management & Administration	U.S. Dept. of Homeland Security	18,046
Housing Trust Fund	City of Milwaukee, Wisconsin	400,000

Describe how Federal resources from HUD leveraged other public and private resources.

Coordination of Public and Private Resources: High Priority

As can be seen in the following examples, in 2010, CDGA continued its concerted effort to coordinate and maximize federal grant funds with public and private investments, with the goal of significantly enhancing the viability of Milwaukee neighborhoods and meeting the priorities established in the HCD 5-year Strategy.

- Linking job creation to the City's housing development efforts: The City's housing development projects effectively linked job creation to their CDBG/HOME-funded programs. Neighborhood Improvement Project (NIP) housing rehabilitation programs promoted the development of small contractors, particularly minority, women and disadvantaged business enterprises.
- The City's *Receivership Program* is an interdepartmental effort of the Department of Neighborhood Services, City Attorney's office and the Milwaukee Police Department to abate nuisances or blighted properties, which threaten to destroy a neighborhood by forcing property values down. CDBG dollars enhanced this initiative and in 2010, **566** inspections were conducted for action against problem and nuisance properties.
- CDBG/HOME funds also enhanced public-private partnerships between the City, non profit organizations and the private sector such as the *Milwaukee Mainstreets Program*, *Summer Youth Internship Program*, *Homebuyer Assistance Program* and *HACM's* homeownership initiatives.
- In 2010, through the combined efforts of Federal, State and local anti-drug and law enforcement agencies, the City again received a grant from the United States Office of National Drug Control Policy to combat drug trade and use. The *High Intensity Drug Trafficking Area (HIDTA)* grant, administered by the City on behalf of the *Safe and Sound Program*, is a Federal project funded through the Office of National Control Policy and represents a coordinated approach to combating local drug trafficking and drug use. The *Safe and Sound Program* utilizes tough law enforcement and prevention by offering after school and weekend safe havens that provide educational, social and recreational activities for youth.

Describe how matching requirements were satisfied.

Response:

ESG was matched with CDBG funds. There was no HOME match required in 2010 due to two Disaster Declarations for the City and County of Milwaukee.

Citizen Participation

a. Provide a summary of citizen comments.

(*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool).

b. Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.

Response:

To ensure adequate and accessible citizen participation, the City of Milwaukee adopted a Citizen Participation Plan, which was reviewed and approved by the Common Council of the City of Milwaukee on April 23, 1991, (Common Council File Number 902098). The plan outlines the procedures and processes used by the City and has since been updated and revised. The document was subsequently submitted to HUD.

Citizen input into the 2010 CAPER. In accordance with the regulations of the U.S. Department of Housing and Urban Development, the City of Milwaukee prepared a "draft" of the 2010 CAPER Report covering the City's Community Development Program from January 1, 2010 through December 31, 2010. The public comment period for review of the Report was **February 25, 2011 through March 28, 2011**. CDGA notified all funded community agencies, NRSA coordinating agencies, elected officials and other interested persons through mailings. CDGA also published the availability of this report on the City's website and in the following publications on the dates listed and has submitted copies for public review at local libraries, CDGA offices and the City Legislative Reference Bureau.

- 1) Milwaukee Journal/Sentinel, February 25, 2011
- 2) Port Publications/Ozaukee Press, February 21, 2011(HOPWA)
- 3) The Waukesha Freeman, February 23, 2011 (HOPWA)
- 4) Milwaukee Community Journal, February 25, 2011
- 5) El Conquistador, February 25, 2011
- 6) West Bend Daily News, February 21, 2011(HOPWA)

Comments on the CAPER will be included following the public comment period.

b. Describe how consideration was given to comments or views of citizens, received in writing or orally at public hearings, in preparing the CAPER.

Response: Citizen Participation

CDGA welcomes the views and input of citizens and other stakeholders as it pertains to the CAPER and other reports disseminated to the public. Any comments, letters or other correspondence received are considered and are included in reports submitted to HUD.

Institutional Structure

Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

Response: Institutional Structure:

Institutional Structure to Carry Out the Plan: The City of Milwaukee views the system of implementation of housing and community development strategies from the vantage point of the neighborhood level. The establishment of contiguous NRSA's, has been a bold move towards defining neighborhoods and involving stakeholders in activities that address identified neighborhood issues. The Neighborhood Revitalization Strategy Areas were developed to more efficiently target resources to identified areas in need.

NRSA is a formal designation from HUD concerning a distressed area of a community that allows more effective targeting of community development resources. This allows the City of Milwaukee an opportunity to formally recognize a distressed community area as the target for a coordinated effort to leverage funding and partnerships to spur reinvestment into local human and economic capital.

The long-term goal of a NRSA is greater self-sufficiency for neighborhood residents and other stakeholders. The City utilized NRSAs in 2010 as a tool for community reinvestment in response to the community's distress.

In addition to the NRSA structure, there are several other components that were utilized to carry out the activities that benefit stakeholders of these areas, of which the City and CDGA play a major role.

Structure 1

Activities funded by and under the control of the Community Development Grants Administration.

Many 2010 funded activities were under the direct control and funded by the Community Development Grants Administration. As was stated previously, these activities were primarily funded by Community Development Block Grant, HOME, HOPWA and Emergency Shelter grant funds. Funded activities were implemented by the responsible organization and monitored by the CDGA.

Structure 2

Activities carried out by City Departments using a variety of funding sources.

These activities required collaboration of City Departments for successful implementation. A variety of funding sources were utilized depending on the type of project. Coordination of these activities required responsiveness to the funding source and occurred between the City Departments involved in the project.

Structure 3

Activities carried out by City Departments in cooperation with non-city organizations

Some activities required a City Department to collaborate with a non-City organization for planning and/or implementation. This structure required very careful and deliberate efforts at coordination of activities. This structure also required open and on-going communication among the organizations involved in the specific collaboration.

In structuring a collaborative effort, the City's needs, resources and goals must be carefully integrated with the needs, resources and goals of the other partners in the project. This is a complex undertaking because each of the partners in the project may be accountable to a different funding source. In spite of the complexity of coordinating various collaborative efforts, the City of Milwaukee continued to pursue these relationships in an effort to link resources and meet the goals of providing decent housing, establishing suitable living environments and expanding economic opportunities.

Structure 4

Activities carried out by Non-City Organizations

The majority of social service, public service, income transfer, transportation and health services delivered in the City of Milwaukee were administered by non-City organizations. These vital services are an essential part of the comprehensive community development effort. There is no formal institutional structure to coordinate these disparate services with services delivered by City Departments.

The organizations that carried out these services had to do so in a manner that satisfied their funding source. The City made every effort to be involved with non-city organizations, including other non-profit enterprises and for profit businesses and continued to work on collaborative efforts with other organizations and communicated the goals and policies of the City.

Priorities Addressed in 2010:

- a) Placed a high priority on Interdepartmental coordination including collaboration between the Dept. of Neighborhood Services, the Dept. of City Development, the City Attorney's Office, the Health Dept. and the Milwaukee Police Department to reduce the negative impacts of nuisance/blighted properties through the Receivership Program.
- b) Continued collaborative neighborhood improvement programs involving City departments and community-based agencies such as the Mainstreet Program, Neighborhood Clean-ups, City-Wide Housing Coalition, Landlord/Tenant/Training, the Health Department Lead Abatement/Prevention Program and the Community Prosecution Program.
- c) Coordinated City databases with those of community and other governmental entities to allow citizens and community groups to access the City's database to complete housing condition surveys, obtain information on property ownership, tax delinquency, outstanding building code violations and past rehab activity.
- d) COMPASS Program – Provided public access to data for the public and community-based agencies; technical assistance to community-based agencies in gathering and researching data, internet mapping and data analysis of CDGA-funded activities.
- e) Continued updates and improvements to CDGA's web site to include pertinent information for community-based agencies and the public at-large.
- f) Continued collaborations and partnerships with non-City organizations for planning and program implementation purposes.
- g) Continued to advocate for additional resources for a coordinated approach to community development and planning to address poverty issues and community renewal initiatives.

Monitoring

Describe actions taken to monitor the jurisdiction's performance in meeting objectives and outcomes set forth in its strategic plan.

Response: Monitoring

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2010 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents.**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2010 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

Performance – Based Measurement System for funded Activities

Moving to Outcomes: In conformance with the requirements of the U.S. Dept. of Housing and Urban Development, CDGA assessed the performance and progress of agencies towards addressing issues facing the areas in which they serve.

In addition, as part of this ongoing assessment of performance of funded programs, all funded agencies were required to link goals and activities with outcomes and collect the data associated with proposed outcomes.

Monthly performance reports were required of all funded groups. In addition, a bi-annual report was also required explaining the data source, along with an assessment on how the selected outcomes led and/or contributed to one or more of CDGA's Long Term Outcomes, as listed on the previous page. Funded agencies were also required to submit a final 2010 year end report detailing their accomplishments and providing a self assessment of their funded activities.

It is understood that the development and implementation of a performance measurement system will continue to be an evolving process, in which CDGA will continue to work with funded agencies to identify realistic outcomes that suitably relate to the funded activities.

Components of CDGA's Performance Measurement System:

Activity Workplan Components

(contractual requirement of funded agencies)

- ❖ Activity to be performed
- ❖ Timetable to perform the activity
- ❖ Method to be utilized to perform the activity
- ❖ Agency Mid-Term Outcomes expected from the funded activity
(includes number of units upon completion of project/activity)
- ❖ Agency Long-Term Outcomes expected from the funded activity

(includes the benefits that result from a program). Outcomes typically relate to a change in conditions, status, attitudes, skills, knowledge or behavior. Common outcomes could include improved quality of life for program participants, improved housing stock, economic vitality, increased property values, reduced crime or neighborhood revitalization.

Outcome Measurement Workplan Components
(contractual requirement of funded agencies)

- ❖ Identified Long-Term Outcomes
- ❖ Outcome Measure
- ❖ Data Source for expected outcomes
- ❖ Data Collection Methods for expected outcomes

Based on the performance data received from funded groups, the following overall accomplishments were reported:

- ❖ Crime reduction in various neighborhoods
- ❖ Increased housing values and increased owner occupancy
- ❖ Improved rental housing for families
- ❖ Quality of life issues were addressed
- ❖ Improved economic vitality through new businesses; new job creation and job training and placement programs
- ❖ Improved school attendance, grades and youth employment through the provision of various youth services
- ❖ Permanent housing and improved quality of life for many formerly homeless households
- ❖ Reduction in lead poisoning prevalence rates

- b. Describe how and the frequency with which you monitored your activities, including subrecipients (including sponsors or administering agents).**
- c. Describe the results of your monitoring including any improvements made as a result.**
- d. Describe actions taken to ensure compliance with program requirements, including requirements involving the timeliness of expenditures.**

Response: Monitoring-#b,c,d:

Monitoring

Lead Agency: The agency responsible for oversight and monitoring of these Federal funds and ensuring that these activities are implemented is the Community Development Grants Administration. The oversight body for CDGA is the City of Milwaukee Community and Economic Development Committee of the Milwaukee Common Council. All actions taken by the Committee were ratified by the Milwaukee Common Council and the Mayor. In 2010, the CDGA solicited and evaluated applications from all interested parties through an open and competitive Request for Proposal (RFP) process. Recommendations for funding were made to

the Community and Economic Development Committee for approval with final ratification by the Milwaukee Common Council and Mayor.

After executing a contract with each funded entity, CDGA ensured compliance with all program regulations for all funding sources, (CDBG, HOME, ESG and HOPWA). ADDI). CDGA included program requirements in all contractual agreements, sponsored orientation sessions, provided technical assistance, one-on-one and in small groups, often on site and at the beginning of the program year as well as when programs were underway. CDGA defined clear expectations regarding performance standards and policies and procedures to follow. Involved were new subrecipients, new staff of existing subrecipients, existing subrecipients experiencing problems and existing subrecipients undertaking new activities. CDGA also funded the provision of technical assistance to funded subrecipients to include management, financial operations and board and staff development.

The Community Development Grants Administration staff monitored and evaluated activities to be carried out in furtherance of the Consolidated Plan and in meeting goals and objectives set forth in the Annual Action Plan. CDGA staff monitored funded activities throughout the program year, performing formal and informal site reviews. Monitoring staff utilized a very detailed monitoring process which included extensive reporting of grantee activity.

As a condition of payment, agencies were required to submit monthly financial and programmatic reports. CDGA monitoring staff reviewed these reports to determine that submitted costs were eligible and that the funded activity was performed to a satisfactory level. In addition, CDGA monitoring staff maintained extensive contact with funded agencies and provided technical assistance to groups where needed. Informal and formal monitoring visits were conducted to ensure compliance with program requirements. Risk assessments and in-house desk audits were performed annually of all funded agencies.

The City Comptroller's office, the fiscal arm of the Community Development Grants Administration, conducted annual financial audits of funded groups and monitored the timeliness of expenditures.

In cases where concerns were expressed, agencies received technical assistance from CDGA and Comptroller staff to correct any noted deficiencies. In addition, agencies needing additional technical assistance were referred to the CDBG-funded Non Profit Center for additional and ongoing assistance which helped to improve agency efficiency and accountability.

Describe steps/actions taken to ensure long-term compliance with housing codes, including any actions or on-site inspections undertaken during the program year.

Response:

(a) Inspections - The inspections of HOME assisted projects is an ongoing process. In 2010, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability. In addition, CDGA partnered with DNS for oversight of housing production properties, utilizing the services of certified DNS building inspectors to ensure compliance with housing codes.

What is the status of your grant programs?

- i) Are any activities or strategies falling behind schedule?
- ii) Are grant disbursements timely?
- iii) Do actual expenditures differ from letter of credit disbursements?

Response:

The majority of funded activities are performed in a timely manner and within the calendar year with the exception of major housing projects which typically exceed the calendar year due the nature of the activity and contractor seasonal work schedules. Grants are disbursed in a timely manner and actual expenditures do not differ from letter of credit disbursements.

ANTI-POVERTY STRATEGY

Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Response:

As demonstrated in the *2010-2014 Consolidated Plan*, poverty is a daily part of the lives of many of Milwaukee's households. Milwaukee's racial gap in income, while closing slightly in the 1990's, remains far above the national average with Milwaukee ranking high among the nation's 50 largest metro areas in racial disparities in income.

The City's strategy focuses on the revitalization of neighborhoods and the elimination of poverty by supporting job creation efforts through innovative economic development and affordable housing development which will ultimately lead to greater employment and homeownership opportunities for Milwaukee residents, thereby improving their quality of life.

Actions undertaken in 2010 to reduce poverty and increase economic vitality:

- ❖ Funded non profit community based agencies to provide technical and other assistance to businesses to create new jobs.
- ❖ Provided funding for job creation initiatives such as the *Emerging Business Enterprise Program*, the *Retail Investment Fund*, *Large Impact Developments (LIDs)*, and *Revolving Loan Funds* operated by community-based agencies to provide loans and grants to businesses to facilitate job creation and business expansion in the City.
- ❖ Continued funding for the Milwaukee Mainstreet Program, to facilitate development in commercial districts, which spurred new businesses, new job creation and new redeveloped housing units.
- ❖ Supported initiatives which assisted in removing employment barriers for low-income households, e.g. walk-to-work programs and programs that provide access to an array of wrap around social, educational, employment and lifeskills services.
- ❖ Funded skilled job training and placement programs and educational and English proficiency programs.
- ❖ Created homeownership opportunities for low income residents and improved the condition and affordability of rental housing in Milwaukee.
- ❖ Funded the *Driver's License Recovery & Employability* project to assist residents in driver's license recovery, enabling them to seek gainful employment in the City of Milwaukee and in outlying areas.
- ❖ Supported redevelopment of residential, commercial and industrial Brownfield properties such as efforts in the Menomonee Valley, the 30th Street Industrial Corridor and throughout the target area neighborhoods.

- ❖ Promoted neighborhood resident involvement, stability and pride through activities that fostered community collaboration such as community organizing, crime prevention, nuisance and drug house abatement, block clubs, neighborhood cleanups and landlord/tenant assistance programs.
- ❖ Funded programs that addressed the various issues facing youth such as: unemployment, education, truancy, crime, violence, health and teen pregnancy.

Summary of Progress- Public Services

Comparison of Actual Accomplishments with Proposed Goals for the 2010 CDGA Program Year

Program Category	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2010 benchmarks (proposed)	FY 2010 benchmarks (actual)
Public Services- Employment Services	Provide Job Placement/Job Training & Placement assistance for low income persons	Suitable Living Environment	Expand economic opportunity	# low income persons trained & placed into jobs	150	413
Public Services-Youth Services	Increase employment, education, recreation, mentoring, tutoring, teen pregnancy prevention, safe havens for youth	Suitable Living Environment	Sustainability	# youth with increased access to services	15,000	21,950
Public Services-Crime Awareness & Community Organizing	Facilitate residents/stakeholder in community improvement efforts; crime prevention initiatives	Suitable Living Environment	Sustainability	# residents & stakeholders engaged in community improvement efforts	3,000	3,626
Public Services-Community Prosecution Program	Abate neighborhood nuisances & drug houses through prosecution	Suitable Living Environment	Sustainability	# properties & nuisances abated/resolved	100	1,031
Public Services-Driver's Licenses Recovery	Assist low income persons with driver's license recovery & other supportive services	Suitable Living Environment	Sustainability	#low income persons obtaining a valid driver's license	125	478
Public Services-Homebuyer Counseling	Provide homebuyer counseling & budget counseling for 1 st time homebuyers	Suitable Living Environment	Sustainability	#low income persons obtaining a home mortgage loan	150	189
Public Services-Community Outreach & Technology	Increase access to computer technology and training for low income residents	Suitable Living Environment	Sustainability	#low income persons with improved access to computer technology	1,200	6,496

Self-Evaluation

Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the strategic plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

Response:

In accordance with its Consolidated Plan, the City participated in activities to address identified neighborhood and community priorities. Programs for 2010 were carried out in conjunction with the following four broad strategies to effectuate progress in achieving the stated goals:

- ❖ **Create jobs through aggressive economic development**
- ❖ **Revitalize neighborhoods by targeting resources to make a clear and measurable impact**
- ❖ **Eliminate barriers to employment by working in partnership with community stakeholders**
- ❖ **Create and maintain affordable homeownership opportunities and affordable, quality, rental housing for community residents.**

The long-term outcomes expected from these strategies are:

- ❖ **Reduced Crime**
- ❖ **Increased Property Values**
- ❖ **Increased Economic Vitality**
- ❖ **Improved Neighborhood Quality of Life**

To achieve these goals, CDGA conducted aggressive blight elimination efforts, supported active citizen participation in crime prevention and eliminating nuisance properties and organizing efforts to address quality of life issues. Other priorities addressed in 2010 included facilitating the economic integration and revitalization of neighborhoods, skilled job training and placement programs, new job creation initiatives and a variety of activities which fostered new homeownership and improved the condition of rental housing for residents. Activities also included integrating crime prevention into a variety of city services and capital improvements, expanding the city's aggressive efforts to combat lead hazards and City efforts to eliminate graffiti.

Based on the performance data received from funded groups, the following overall accomplishments were reported in the various funded categories:

- ❖ Crime reduction in various neighborhoods
- ❖ Increased housing values and increased owner occupancy
- ❖ Improved rental housing for families
- ❖ Quality of life issues were addressed
- ❖ Improved economic vitality through new businesses; new job creation and job training and placement programs
- ❖ Improved school attendance, grades and youth employment through the provision of various youth services
- ❖ Permanent housing and improved quality of life for many formerly homeless households
- ❖ Reduction in lead poisoning prevalence rates

Key Activities and Sample Indicators:

HOUSING: The City funded numerous owner and rental housing activities geared to provide decent, affordable housing and a suitable living environment. Blighted properties that have been improved and/or repaired have had an immediate positive impact on neighborhoods and contributed to an increase in property values, reduced crime and improved quality of life. For example, the City's Receivership Program is an initiative that targets nuisance properties. The City Attorney prosecuted non-compliant owners resulting in the elimination of the property or other resolution which helped to stabilize the neighborhood and helped to reduce crime which contributed to improved quality of life.

Indicators: Number of owner and rental housing units rehabilitated; number of new low income first time homebuyers, number of blighted properties eliminated and/or rehabbed, number of nuisance properties improved, all resulting in increased housing values, increased owner occupancy, improved physical appearance of neighborhoods, and enhanced quality of life.

ECONOMIC DEVELOPMENT/BUSINESS ASSISTANCE/JOB CREATION; JOB PLACEMENT/JOB TRAINING & PLACEMENT:

The City funded non-profit organizations to provide technical assistance to businesses through Special Economic Development activities. This has led to new businesses, business expansion and new job creation which increased economic vitality of neighborhoods. In addition, several agencies were funded to provide skilled job training & placement services for low income residents, also contributing to the economic vitality of neighborhoods and overall quality of life for residents.

Indicators: Number of new businesses, business expansion, new job creation, number trained and number placed into jobs, all resulting in economic vitality and overall improved quality of life.

IMPROVE QUALITY OF LIFE FOR RESIDENTS & STAKEHOLDERS

The City funded numerous activities geared to help improve the quality of life for residents and other stakeholders. These included but are not limited to: 1) Community Prosecution Unit which abated neighborhood nuisances and criminal activity; 2) Community Organizing which involved stakeholders in community improvement and crime prevention initiatives; 3) Youth services which provided an array of services to address youth issues such as: employment, education, health, violence, teen pregnancy and other pertinent issues; and, 4) Neighborhood cleanups and other blight removal initiatives which improved the physical of neighborhoods.

Indicators: Less blight, clean, safe, well-maintained neighborhoods; less graffiti; less board-ups, nuisance vehicles, garbage; decrease in certain crimes; improved physical appearance of neighborhoods; improved GPA, behavior and employment for youth, improved health of residents and their families, all of which contributed to stabilized neighborhoods and improved quality of life.

EXAMPLES OF SUCCESSFUL OUTCOMES BY FUNDED ACTIVITIES

ACTIVITY CATEGORY	PROPOSED GOAL	OUTCOMES
Neighborhood Improvement Program(NIP); housing rehabilitation	Correction of health, safety & other building code violations	Building code violations abated for 105 property units; improved quality of life for homeowners; increase in property values
Homebuyer Counseling	Educate potential first time homebuyers on the home-buying process; credit repair and budgeting	189 low income clients successfully purchase their first home; increasing access to affordable and decent housing and furthering stability in Milwaukee neighborhoods
Employment Services	Participants are trained and placed in jobs	413 low income residents are trained and placed in jobs; contributing to economic vitality
Youth Services	Teen Pregnancy Prevention/youth development	Of 744 girls served by Pearls for Teen Girls in 2010, 100% avoided pregnancy; 97% graduated from high school & 97% were accepted into college; improving their quality of life

Identify whether major goals are on target and discuss reasons for those that are not on target.

The majority of funded activities are performed in a timely manner and within the calendar year with the exception of major housing projects which typically exceed the calendar year due the nature of the activity and contractor seasonal work schedules.

Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

The City of Milwaukee continued to promote policies and strategies to help address poverty and remove barriers to affordable housing. The City approached planning and program development in a comprehensive manner with the goal of increasing jobs, household income and access to affordable, decent housing. The City changed its focus on job training and placement programs and placed priority on programs that provided skilled trades training. Housing programs were assessed and necessary changes were made to improve efficiencies of funded agencies.

The City funded Special Economic Development activities that provided citizens with opportunities to secure family supporting jobs. These activities also provided access to social services such as daycare, AODA services, transportation, job readiness skills and remedial educational opportunities and helped to remove obstacles for low-income persons seeking housing and provided them with opportunities to most effectively utilize the income they earn.

HOUSING

Affordable Housing

Evaluate progress in meeting its specific affordable housing objectives, including:

- a) Describe efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).**
- b) Description of efforts to address the accessibility needs of persons with disabilities.**

Response: Affordable Housing

The worst case needs, defined as persons who pay more than 50% of their monthly income in rent were addressed in a number of ways:

- ❖ The Housing Authority made its several thousand units available based upon income eligibility. Tenants paid 30% of their income in rent.
- ❖ The City's vacant/blighted unit rehabilitation activities were made affordable to persons with household income at 80% of County Median Income.
- ❖ Programs serving extremely low income owner-occupants such as the NIP Program, helped to maintain some of the City's lowest income households in their homes, targeting households earning less than 50% of County Median Income.
- ❖ The City funded Special Economic Development activities that provided citizens with opportunities to secure family supporting jobs. These activities also provided access to social services such as daycare, AODA services, job readiness skills and remedial educational opportunities and helped to remove obstacles for low-income persons seeking housing and provided them with opportunities to most effectively utilize the income they earn.
- ❖ The City did not displace tenants when conducting rehab activities. The focus for rehab activity is typically on vacant units. When occupied units are rehabbed, the City's first attempt is to rehab, while keeping tenants in place, or move tenants to a vacant unit during rehab. They are returned to their original unit upon the completion of rehab.

In all rehab activities, the City remained cognizant of the needs of disabled citizens. To the extent possible, any unmet needs of persons with disabilities were addressed before, during and after rehabilitation of relevant units. In addition, the City funded a housing accessibility program which provided housing accessibility improvements for income eligible persons with physical, visual and hearing disabilities. Eligible improvements included handicap accessible ramps, bathroom, kitchen, bedroom and living room modifications and safety enhancements.

Public Housing

Describe actions taken during the last year to improve public housing and resident initiatives.

Response: Public Housing

PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

A. Mission

The mission of the Milwaukee Housing Authority is to provide decent, quality, safe and affordable housing with transition options for those who desire them. "Transition option" is defined as the opportunity for residents to self-determine their interest in, and have access to, housing options that support long-term self-sufficiency.

The Housing Authority of the City of Milwaukee manages 3,978 public housing units.

Most of the housing units are in good to excellent condition; however, the configuration of the apartments in the round towers are challenging for the staff and its residents. The Housing Authority is in the process of revitalizing its Scattered Sites and has plans to revitalize its Westlawn public housing development. The Housing Authority is also substantially modernizing the Lapham Park highrise, Becher Court, and College Court highrises.

Public Housing Strategy

The Housing Authority works to build strong communities and increase affordable housing options in Milwaukee. The Housing Authority works closely with public and private partners to coordinate revitalization activities, which include physical improvements and comprehensive community and supportive services. HACM works with a team of highly competent partner agencies to ensure quality services for its residents. Examples of these services include case management, education, employment, and homeownership. HACM has assisted more than 200 families become first-time homebuyers and returned over \$3 million to the city's tax base.

The Housing Authority of the City of Milwaukee (HACM) has developed its Five Year Agency Plan in accordance with applicable federal regulations utilizing the electronic template. HACM's five-year plan continues to employ the broad mission and **Goals** outlined by the U.S. Department of Housing and Urban Development along with a series of program specific **Goals**. The following progress has been made towards achieving **Goals** established in the current year plan.

Progress in Meeting Year 2010 Goals

Goal: Continue the Section 32 Homeownership Program and sell 10 homes to eligible families. 12/31/2010

Status: Through 8/31/2010, one home has been sold due to the prevailing economic conditions.

Goal: Continue the Section 8(y) Homeownership option and convert 10 households from rental to ownership. 12/31/2010

Status: Through 8/31/2010, 13 families purchased a home through the Section 8(y) program.

Goal: Use "force account labor", which includes the Housing Authority's carpenters, painters, and HVAC technicians to perform work funded through the Capital Fund grant. 12/31/2010

Status: Ongoing.

Goal: Continue partnerships with community resources to offer training and employment opportunities for public housing and other Section 3 residents. 12/31/2010

Status: HACM continues existing partnerships with other organizations that offer training and employment opportunities, such as Milwaukee Community Service Corps, Wisconsin Regional Training Partnership/Big Step, Milwaukee Area Technical College, Milwaukee Area Workforce Investment Board, and others. There are also new partnerships that have opened up new opportunities for Section 3 residents this year: the Milwaukee Area Workforce Funding Alliance which recently received a "Pathways out of Poverty" grant for a variety of green jobs workforce training and the Milwaukee Job Corps which opened in October 2010.

Goal: Continue to work with new contractors to achieve a goal of 30% new hires being public housing and other Section 3 residents. 12/31/2010

Status: This goal continues to be a challenge, especially as many contractors certify, especially in this economy, that they will not have new hires on construction contracts for HACM. During 2010, HACM has tried to improve its performance on this goal by working closely with the Wisconsin Housing and Economic Development Agency (WHEDA) to utilize their new Workforce Development Program for two construction projects awarded 2010 tax credits: Olga Village and Westlawn. HACM will work with WHEDA to set hiring goals (specific number of hires by trade) for the general contractor and subcontractors to meet in hiring local residents from the neighborhood surrounding the project. The General Contractors and HACM will host job fairs for individuals to apply for these training positions. Many of these local residents will also meet Section 3 requirements. HACM is using this as a possible model for future construction jobs to increase the number of Section 3 hires on HUD-funded construction. In addition, HACM continues to use Section 3 contractors wherever possible, such as the moving company doing relocations at our Westlawn development.

Goal: Develop, including acquisition and rehabilitation, market and sell market rate homes including the use of brokers. 12/31/2010

Status: HACM sold one market rate new construction home through 8/31/2010. Economic and housing market conditions throughout the year have significantly impacted buyer interest.

Goal: Develop and implement a Phase II redevelopment plan for the Convent Hill site with resident involvement. 12/31/2010

Status: Due to the current economic conditions, HACM will defer redevelopment of the Convent Hill site to 2011.

Goal: Submit at least one Hope VI application or Choice Neighborhood Grant application in response to the Notice of Funding Availability (NOFA). Redevelopment site(s) to be determined on the basis of the amount of the grant money available. 12/31/2010

Status: HACM will submit a HOPE VI grant application for Westlawn in November 2010. HUD also published a Choice Neighborhoods NOFA in September 2010. HACM will consider the submission of an application.

Goal: Submit funding applications for Low Income Housing Tax Credits, the Affordable Housing Program and other sources necessary to support HACM property redevelopment. 12/31/2010

Status: HACM submitted Low Income Housing Tax Credit (LIHTC) applications for Westlawn, Lapham Park and Olga Village. Tax credits were awarded by WHEDA for Westlawn and Olga Village. HACM will submit another application for Lapham Park when

credits are available. HACM also submitted an AHP application for Olga Village and Westlawn in September 2010.

Goal: Submit mixed finance development applications to support the use of other financial resources including use of low income housing tax credits. 12/31/2010

Status: A mixed finance application was submitted for Olga Village and an application will be submitted for Westlawn.

Goal: Assess the feasibility of a bond issue, including the possibility of Build America bonds or Qualified Energy Conservation bonds and pursue the bond issue if approved by the HACM board. 12/31/2010

Status: Ongoing.

Goal: Continue to implement Asset Based Property Management. 12/31/2010

Status: HACM submitted the Year 4 Stop Loss as required. A fee-for-service plan was also developed and implemented for COCC Central Maintenance Services.

Goal: Continue partnership with Friends of Housing Corporation (FOH) to support the Housing Authority's development activities. 12/31/2010

Status: FOH is a partner with HACM in the development of Scattered Sites for replacement public housing and homeownership, and will manage the Olga Village development. FOH also submitted an application for HUD 202 funding for a midrise facility at Westlawn but was not selected for funding.

Goal: Continue to operate the VA/SRO facility. 12/31/2010

Status: HACM continued to partner with Hope House and Friends of Housing to operate 13 units of single-room occupancy housing on the campus of the VA Medical Center.

Goal: Complete the lease up of the 2008 and 2009 Veterans Administration Supportive Housing (VASH) vouchers and apply for 2010 VASH vouchers. 12/31/2010

Status: All of the 2008 VASH vouchers and 22 of the 35 2009 vouchers were leased as of 8/31/2010. HACM applied for and received 25 VASH vouchers in response to the 2010 NOFA.

Goal: Project base VASH vouchers to support the development of supportive rental housing for disabled veterans. 12/31/2010

Status: See response to previous goal.

Goal: Continue to offer the "Make Your Money Talk" program. Enroll and graduate 25 families. 12/31/2010

Status: Through June 30, 2010, 32 individuals completed this program. We anticipate that we will have double the outcomes for this goal.

Goal: Continue the HACM educational scholarship program. Award 25 scholarships. 12/31/2010

Status: Ten \$2000 scholarships were awarded through 8/31/2010. Additional scholarships will be offered for the fall semester.

Goal: Implement a Westlawn redevelopment plan including the submittal of funding applications, waiver requests, demolition/disposition applications, etc. 12/31/2010

Status: HACM engaged a national firm to develop a master plan for the revitalization of Westlawn, which was approved by the Board. HACM submitted a HOPE VI application in response to the 2009 HUD NOFA but was not selected for funding. A 2010 LIHTC application was submitted and HACM received an allocation of \$73 million to fund the redevelopment of the eastern half of the property. HACM will also submit an application for a HOPE VI grant in response to the 2010 HUD NOFA which is due in November 2010. HACM also submitted an AHP application to support the redevelopment plan.

Goal: Complete the demolition of the Becher Court tower. 6/1/2010

Status: The Becher Court tower demolition was completed and the site prepared for redevelopment.

Goal: Obligate and expend American Recovery and Reinvestment Act (ARRA) funds by the date required. 12/31/2010

Status: All ARRA funds were obligated by the March 17, 2010 deadline. HACM is expending funds within the HUD expenditure deadline.

Goal: Determine if sufficient resources are available to offer project based Section 8 assistance through an RFP process to supportive housing projects. 12/31/2010

Status: HACM did not do a general RFP solicitation for project-based assistance in 2010. An allocation of 35 project-based vouchers has been reserved to support the development of Veterans Manor, a 52 unit supportive housing facility for veterans.

Goal: Continue to provide staff support to the Supportive Housing Commission. 12/31/2010

Status: Ongoing.

Goal: Continue to participate in the City's Continuum of Care. 12/31/2010

Status: HACM's Associate Director served as the CoC co-chair through 9/30/2010.

Goal: Continue partnerships and MOU's with local community based organizations to provide tenant based Section 8 assistance, subject to availability, to eligible families referred by META House, the Milwaukee Community Service Corps, Independence First, St. Catherine's, the Pan African Community Association, and the Consortia to Re-Unite Families. 12/31/2010

Status: Ongoing. All MOU's are still active.

Goal: Continue the "Second Chance" program and place up to five families in hard to lease public housing units subject to availability. 12/31/2010

Status: This program continued to be available but no referrals were received through 8/31/2010.

Goal: Apply for grants from all eligible sources of funding to support HACM functions and property redevelopment. 12/31/2010

Status: Ongoing.

Goal: Consider use of Capital fund and Operating fund reserves to leverage financing for redevelopment. 12/31/2010

Status: Ongoing through 8/31/2010, HACM has not utilized either source to leverage financing but will consider this as a future option.

Goal: Comply with the requirements of the Regulatory and Operating Agreements for public and assisted housing units owned by the Highland Park Development LLC, the Cherry Court LLC, the Convent Hill LLC, the Carver Park I & II LLC's, the Scattered Sites I & II LLC's and Olga Village LLC. 12/31/2010

Status: Ongoing.

Goal: Provide support for a 2010 event sponsored by the HACM Resident Advisory Board. 12/31/2010

Status: In August 2010, the Resident Advisory Board sponsored an appearance by Cincere, a local RAP artist with a strong and positive message for youth.

Goal: Maintain "High Performer" status under the Section 8 Management Assessment Program and re-gain "High Performer" status under the Public Housing Assessment System. 12/31/2010

Status: HACM continues as a "High Performer" under SEMAP and a "Standard Performer" under PHAS.

Goal: Submit applications as necessary for disposition and/or demolition of HACM property owned by the low income program. 12/31/2010

Status: Ongoing – Applications were submitted for the disposition of scattered sites public housing units and a demolition application was submitted and approved for Westlawn.

Goal: Implement cost effective energy improvements, including replacement of eligible vehicles and/or recommendations in the energy audit. 12/31/2010

Status: The State of Wisconsin is working with the Housing Authority to perform energy audits at Lincoln Court, College Court, Locust Court, Merrill Park, and Riverview. Based on the energy audit at Lincoln Court, the State of Wisconsin issued a contract to upgrade the HVAC system at Lincoln Court. La Casa de Esperanza weatherized units at Parklawn and Townhomes at Carver Park. SDC is considering the possibility of weatherizing units at Hillside Terrace.

Goal: Use Energy Star standards and green technology to the maximum extent feasible in HACM new construction and redevelopment. 12/31/2010

Status: HACM will achieve LEED status for the new Olga Village housing development scheduled to begin occupancy in November 2010. Greed roofs will be installed on the Community Services and the Hillside Family Resource Center buildings.

Goal: Submit an application for Moving-to-Work or its successor program. 12/31/2010

Status: HUD did not make additional MTW slots available in 2010.

Goal: Secure a line of credit for the revitalization of public housing. 12/31/2010

Status: Ongoing.

Goal: Complete the construction of the Olga Village development. 12/31/2010

Status: The grand opening of Olga Village is scheduled for November 10, 2010.

Goal: Submit waiver requests, as needed, to effectively administer and revitalize HACM's subsidized programs. 12/31/2010

Status: Ongoing.

Goal: Work with the City of Milwaukee on neighborhood revitalization activities, including efforts to stabilize abandoned and foreclosed properties. 12/31/2010

Status: Ongoing. HACM purchased several foreclosed properties during 2010 for sale through HACM's Section 32 Homeownership Program. HACM will also purchase and rehab foreclosed properties within a three mile radius of Westlawn in support of the Westlawn redevelopment programs.

Goal: Submit new Designated Housing Plan 5/1/2010

Status: HUD approved a new Designated Housing Plan on June 16, 2010 which will be effective through June 16, 2015.

Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))

See above

If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

Not applicable – The Housing Authority is not considered "troubled" by the U.S. Department of Housing and Urban Development and has received numerous awards for the quality of its programs and services provided to its residents.

In addition, the Housing Authority is a "high performer" based on HUD's assessment of its Housing Choice Voucher program and a "standard performer" for the public housing program. The Housing Authority received scores of 93 and 82, respectively, out of a possible 100 points for each program.

Waiting List Organization

The Housing Authority maintains two separate wait lists for its' public housing program: 1) the family wait list, which has 1,816 persons as of December 28, 2010, and 2) the elderly/near elderly/disabled wait list, which included 1,745 persons as of December 28, 2010. In addition to the public housing wait list, there are approximately 3,500 persons on the Housing Choice Voucher rent assistance waiting list.

There are 19 applicants on the family public housing wait list that need an accessible unit, and 27 applicants on the elderly/near elderly/disabled waiting list that need an accessible unit.

Activities to be undertaken to encourage public housing residents to become more involved in management and to become homeowners.

The Housing Authority's Annual and 5-Year Plan, which is incorporated in the 3-5 year Consolidated Plan, was developed in conjunction with the residents of public housing. Each of the Housing Authority's low-income public housing developments has an active resident council, which assists the Housing Authority with the development and implementation of the Agency Plan.

There is also a Resident Advisory Board comprised of 14 public housing residents who meet monthly with Housing Authority staff to assist with planning and implementation. HACM's Agency Plan is adopted by the Housing Authority's Board of Commissioners, which includes two public housing residents.

HACM currently has approval to administer a homeownership program under the Section 32 Homeownership Program. Between January 1, 2009 and September 30, 2009 HACM sold 6 homes and had 3 additional offers pending closing. HACM currently has more than 100 participants in its program. Participants must be a first time home buyer, must have earned income of at least \$15,000/year, must attend homeownership counseling classes and must not owe child support or any state or local authority. Additional information regarding the homeownership program are provided in the Term Sheet that is available at all administrative offices and housing development offices.

HACM also administers a Section 8(y) Homeownership Program. Similar eligibility criteria, with an additional requirement that participants maintain minimum earned income requirements in order to continue mortgage subsidy. Since December 11, 2001, 147 vouchers have been converted from rental to ownership through September 30, 2009. HACM expects to convert 10 vouchers in 2010.

BARRIERS TO AFFORDABLE HOUSING

Describe actions taken during the last year to eliminate barriers to affordable housing.

Response: Barriers to Affordable Housing

The City continued to promote and provide opportunities for low income citizens to access affordable housing. All of the programs listed hereafter in this section provide outcomes that are consistent with the goals articulated in the Consolidated Plan. The Plan indicated that efforts will be made to increase homeownership opportunities and to improve the condition of the City's rental housing stock with an emphasis on large family rental units.

Key components of the Housing strategy are:

- ❖ Expanded homeownership opportunities; maintenance/improvement of existing units
- ❖ Expansion and maintenance of quality, affordable, rental housing
- ❖ Safe, well-maintained and revitalized neighborhoods
- ❖ Coordination of public and private resources

2010 Accomplishments:

- 1) Provided opportunities for low income citizens to access affordable housing.
- 2) Increased the number of decent, safe and sanitary affordable rental units, with an emphasis on creating units to accommodate large families.
- 3) Increased the number of units accessible to persons with disabilities.
- 4) Continued owner-occupied housing rehabilitation for very low income households and construction of affordable new housing units.
- 5) Continued partnerships with lenders, developers and others in the private sector to utilize additional resources for housing development and rehabilitation.
- 6) Continued to support projects which involved work experience and apprenticeships for young persons in home repair and home construction such as the Freshstart/YouthBuild Housing Apprenticeship.
- 7) Continued to assist community housing development organizations in building capacity to improve their ability to undertake housing development projects.
- 8) Improved the condition of the City's rental housing stock through intensive code enforcement, landlord tenant educational programs and an aggressive receivership program for nuisance properties.
- 9) Continued to make available City-owned tax foreclosed properties available to nonprofit developers at reduced costs.
- 10) Supported efforts to reduce or eliminate predatory lending and racial discrimination in housing transactions in the City of Milwaukee.
- 11) Continued aggressive blight elimination efforts including spot acquisition, demolition, graffiti abatement, vacant lot redevelopment and infill housing.

- 12) Expanded homeownership opportunities through Homebuyer Counseling programs and other homebuyer assistance activities (budget and credit counseling, post purchase, tax default and mortgage default counseling).
- 13) Combated lead hazards through collaboration with existing housing programs and the Milwaukee Health Department.
- 14) Partnered with housing providers to begin implementation of projects funded through the City's City Housing Trust Fund, of which CDGA provides administrative oversight.

In addition, there are several other programs and projects that produced affordable housing opportunities for homeowners and renters, some of which include:

The City of Milwaukee operates a combination of residential rehabilitation programs, public housing, homeownership and fair housing initiatives, each designed to foster and maintain affordable housing.

The largest effort is public housing operated by the Housing Authority of the City Milwaukee (HACM) which manages several thousand housing units. With the units HACM owns and maintains and the Section 8 Rental Assistance program it administers, a large segment of Milwaukee's very low income population is provided with affordable housing. In conjunction with those efforts, programs operated by funded community-based agencies encourage the maintenance and upkeep of affordable housing.

Acquire/ Rehab/ Sell/New Home Construction - CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

Neighborhood Improvement Programs (NIPs)

In 2010, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Department of City Development

The City's Department of City Development (DCD) works to improve the quality of life in City neighborhoods by promoting affordable housing, increased homeownership and neighborhood stability. Working with a broad range of partners including other City Departments, community-based agencies, financial institutions, residents, developers, and the local philanthropic community, DCD provides resources to upgrade Milwaukee's housing stock and improve the quality of life for City residents.

DCD's *Owner-Occupied Home Rehab Initiative* utilizes CDBG/HOME funds to finance home rehabilitation for owner occupants (one to four units) meeting established income guidelines. The program supplements activities with funding from Tax Incremental Districts (TID) and local foundations. In 2010, CDBG- or HOME-funded rehabilitation loans were approved for the rehabilitation of **73** housing units. Using Tax Incremental District funds, one additional rehabilitation loan was originated, totaling \$12,000 for the rehabilitation of 1 unit. Additionally, in 2010 the Department initiated the Homeowners' Emergency Loan Program (HELP.) HELP utilizes non-federal dollars to assist low income homeowners with loans to make emergency repairs. Eligible work includes "no heat," emergency plumbing and electrical, structural repairs, and related work. 10 HELP loans were settled for approximately \$45,000 of work.

DCD's *Rental Rehabilitation Program* utilizes HOME funds to assist responsible landlords in providing safe, decent and affordable housing for income-qualified tenants. Based on the amount of HOME funds received, landlords must reserve a certain number of units for low and moderate income tenants for an extended period of time; generally five after the renovations are completed. In 2010, **26** units were rehabbed.

Targeted Investment Neighborhoods **Supplementary TIN Activities**

A significant portion of DCD's loan and grant programs was concentrated in the City of Milwaukee's Targeted Investment Neighborhoods (TINs). In a TIN, DCD works with neighborhood partners and City departments to focus resources in a relatively small geographic area. Such efforts stabilize and increase owner occupancy, strengthen property values, assist property owners, and improve the neighborhood's physical appearance.

The TIN program also works with residents to address quality of life issues, encourage resident involvement and build resident leadership in the neighborhood. DCD collaborations and support for 2010 included: the Milwaukee Police Department (MPD); Department of Neighborhood Services (DNS); Department of Public Works (DPW); 30th Street Industrial Corridor; Greater Milwaukee Foundation (GMF), Harley Davidson Foundation; Starbucks in Red Arrow Park; Genesis Behavioral Services; Woodlands Management Association, Milwaukee Metropolitan Sewage District, InSite Temporary Public Art, Milwaukee Area Domestic Animal Control (MADACC), State of Wisconsin Department of Corrections, Valspar Paint, Risen Savior Lutheran Church, Lowe's Home Improvement, and several neighborhood block watches/associations.

Below are details of collaborations:

Clean Sweeps Program with DNS

Clean Sweeps is collaboration between DCD, DNS, and neighborhood partners in the TINs. The program included DNS issuing orders for graffiti, nuisance vehicles and substandard properties. This coordination of city services resulted in an immediate and visible impact that directly supported the improvement efforts in the TINs. In 2010, sweeps were conducted in the spring and fall months.

Wisconsin Department of Corrections

NIDC coordinated clean ups utilizing community service workers (CSW) in the Metcalfe Park and Bishop's creek TINs. Accompanied by probation agents, up to 30 CSW clients cleaned alleys and streets. The volume of rubbish picked up by the CSW crews significantly improved the appearance of these TINs.

Milwaukee Police Department

NIDC worked with officers to monitor vacant buildings, abate street level drug dealing/drug houses, and abate street prostitution. Officers also assisted NIDC with TIN projects and doing street light surveys in the TINs. MPD, DNS, DPW, and NIDC worked in collaboration to lower crime by 45% in the east end of the Bishop's Creek TIN. Also in Bishop's Creek, MPD District 7 officers took part in a special outreach effort aimed at preventing foreclosure. Twelve officers from went door to door with NIDC with information and resources for homeowners to contact foreclosure counselors. The outreach was featured on two local television stations.

Greater Milwaukee Foundation

NIDC received a \$25,000 grant to facilitate 'Small Scale Block Improvement Projects' in the TINs. The Projects were eligible for grants of up to \$2,500. Applicants included block clubs, neighborhood associations, block watches, and other formal resident organizations. If no formal neighborhood organization exists, residents may collaborate on a project. Below is a list of projects:

Project: Pet Stabilization Project
Partner: Milwaukee Area Domestic Animal Control Commission
TIN: Metcalfe Park, Amani, Brooks, Century City, Harambee, Uptown Crossing

Working with the Milwaukee Area Domestic Animal Control Commission, residents took advantage of reduced cost services for rabies vaccinations, micro chip implants, neutering and/or spaying. 27 dogs and/or cats within were treated. The cost of these services to residents is only \$12.00.

Project: 24th Place Street Solar Street Lights
Partner: 24th Place block club/Coalition of Hope Neighborhood Assoc. /NW Side CDC
TIN: Amani

This was a continuation of the successful 2009 Eaton TIN project on the same blocks. Seven additional homes will add the very popular solar lighting; residents have been involved in recruiting the additional project participants. The lights add a distinctive continuity to the blocks and are a source of resident pride. The lights have proven to be durable and also add a measure of safety to the neighborhood.

Project: 24th Street Lighting Project
Partner: 24th Street Investment Club/Dominican Center for Women
TIN: Amani

Nine residents formed a group called "The Investment Club" and collaboratively designed this neighborhood project for 2900 N. 24th Street and 3000 N. 24th Place. The project participants will have security lights installed on their residences and install new, lockable mailboxes and address numbers in the front of their homes. The group has been meeting since December 2009 planning the project; "The Investment Club" considers improved lighting to be a critical improvement both for neighborhood safety and to make their neighborhood more appealing to potential new home owners.

The project also facilitated lighting a gangway between a local business and an abandoned, boarded house. The new commercial lights provided additional security for the neighborhood and business owners stated the new lights had immediate results, scaring away potential trouble makers.

Project: "Light Up the Neighborhood" Event
Partner: 24th Street Investment Club/Dominican Center for Women
TIN: Amani

On Saturday October 2, 2010, Amani block club residents celebrated installation of the security lights on 2900 N. 24th Street and 3000 N. 24th Place-a project facilitated by a previous grant from the City's Neighborhood Improvement Development Corporation(NIDC). One of the goals for this event was recruiting additional members for block club participation. Block club members who received lights distributed bags containing safety and weatherization items to fellow residents; the outreach was followed by a cook out.

Project: Block Stabilization Project
Partner: Dominican Center for Women
TIN: Amani

The Dominican Center for Women (DCW) hosts monthly housing meetings for community residents. During discussions at these meetings, residents expressed the desire to complete small home improvements which would enhance the appearance of their neighborhood and alleviate building code violations. The DCW has a revolving loan pool which offers residents 0% financing on small home repairs; Amani TIN residents who take out a \$1,000 loan for home repairs would receive a \$500 grant as a supplement to cover repair expenses.

Project: Raised Garden Beds, part two
Partner: Grasslyn Manor 55th Street Block Club
TIN: Grasslyn Manor

Residents completed a highly successful Raised Garden Bed project. The residents replenished existing gardens and added five more beds-involving more residents and keeping the existing gardens active. The gardens are located in the vicinity of N. 55th/W. Vienna.

Project: Raised Bed Project
Partner: Believers Beyond the Stars
TIN: Harambee

Believers Beyond the Stars organized 14 residents near N. 1st and W. Keefe to install raised beds in yards and porches. The project's leader reported that the resident meeting scheduled to solicit interest in this project significantly boosted resident communication and revived block club interest. The organization completed a project that was very successful with engaging Harambee youth and holds promise to continue to engage neighborhood youth.

Project: Harambee Neighborhood Signs
Partner: Riverworks Development Corporation
TIN: Harambee

Residents involved in the Harambee Great Neighborhoods TIN long expressed interest in boosting neighborhood identity. Twenty-five(25) signs will be manufactured and placed throughout the Harambee Great Neighborhoods TIN. The Local Initiatives Support Corporation is assisting with an additional seventy-five(75) signs.

Project: Neighbors of Nigella Commons Community Garden
Partner: Project Organizer for Nigella Commons Community Garden
TIN: Harambee

Residents held two formal planning meetings to create and structure the design of the community garden. Six residents, all of whom live within one block of the garden site, formed a core group who will be responsible for implementing the project and maintaining the garden. This core group will be using the garden as a resource for engaging additional residents from the neighborhood. The garden serves as a platform for community involvement and provides fresh vegetables for residents.

Project: 2600 N 40th Street Security Lights
Partner: Residents with Sherman Park Community Association(SPCA)

Residents came together after a string of armed robberies in the neighborhood; working with SPCA, they designed a project which will dramatically improve lighting. New lights will be installed on front porches and on garages and/or the back of homes.

Project: Bishop's Creek Observation Area
Partners Milwaukee Metro Sewerage District(MMSD), WI Department of Corrections, Milwaukee Police Department(MPD), Boy Scout Troop 55, Genesis, City of Milwaukee-Dept. of Public Works, NIDC, Milwaukee County
TIN: Bishop's Creek

This MMSD property was overgrown and posed a safety threat to the neighborhood-it was so dense homeless individuals were living within the brush. MMSD paid their contractor to do the initial clearing with the understanding that NIDC and MPD would be responsible to remove the exposed trash and litter. The clearing/cleaning exposed the natural beauty of the MMSD property. Phase three was a Boy Scout Troop 55 Eagle Scout service project which developed the site into an observation and picnic area. The once dormant safety hazard was turned into a prized neighborhood asset.

Project: Multi-Cultural Urban Suburban Emerging Leaders Volunteers
Partner: Nehemiah Project Volunteers
TIN: Bishop's Creek, Uptown Crossing

Nehemiah Project volunteers did projects in the Uptown Crossing TIN, Bishop's Creek TIN, and Martin Drive Healthy Neighborhood during the week of June 21, 2010. The volunteers were students attending evening community leadership classes at Cardinal Stritch College. A chaperone/instructor accompanied the students. Projects included rebuilding the Mobil Station garden at W. Hopkins/W. Hampton, installing garage numbers, placing new mulch at Marcus DeBack Park, mulching trees in Foundation Park, and doing a small landscape project for a disabled resident.

Project: Bay View Hide House Gardens
Partner: Bay View Community Association
TIN: Bay View

Bay View Community Association developed the garden across from a new Low Income Housing Tax Credit project. The garden was a huge success, with dozens of Bay View residents

participating. This project was the winner of the "Shepherd Express Community Project of the Year" award.

Project: Vacant Lot 'Pop Up' Art Gallery
Partner: Dominican Center for Women
TIN: Amani

A City owned vacant lot at 2469 W. Locust Street was transformed into a neighborhood art gallery. There will be continuing exhibitions into 2011.

Restorative Justice

DCD continued a successful relationship with the Genesis Behavioral Services' Restorative Justice Program. The collaboration resulted in over 12 TIN neighborhood clean ups, 6 literature drops (over 2,000 brochures distributed), and assistance on three TIN Small Scale Block Improvement projects. Genesis clients contributed over 300 hours of work to the TIN program in 2010. Two Genesis volunteers were hired by Quad Graphics, in part due to their NIDC work experience and their NIDC referral letter.

Foreclosure Initiative

In 2010, DCD continued to implement the recommendations and plan of the Milwaukee Foreclosure Partnership Initiative (MFPI). Formed in 2008, by Milwaukee Mayor Tom Barrett, the MFPI's mission is to build on the work that was already underway in the community to carry out a coordinated strategy to address the foreclosure crisis. The strategy includes *prevention efforts* to prevent similar issues from developing in the future, *intervention efforts* to assist homeowners at risk of losing their homes to foreclosure, and *stabilization efforts* for neighborhoods affected by increasing numbers of vacant foreclosed homes.

2010 accomplishments included:

- Continued support of the efforts of the Milwaukee Foreclosure Mediation Program (MFMP). The MFMP was launched to provide mediation services to borrowers and lenders to help homeowners save their homes from foreclosure. By year's end, over 230 families had achieved successful workouts of their foreclosure.
- Continued work in the Milwaukee Homeownership Consortium, another MFPI initiative that was formed by the City in 2009 to promote and preserve homeownership. 26 members are participating in the Consortium, including banks, nonprofit housing counseling agencies, government realtors and non-profits. To support the Consortium's work, the DCD and the Consortium received \$175K in grant funding from Freddie Mac for the Take Root Milwaukee campaign to promote and preserve homeownership. Milwaukee was the first City in the county to launch the Take Root initiative.

The consortium also sponsored 52 events (foreclosure intervention and homeownership) and implemented a comprehensive public awareness campaign to address foreclosures. A homeownership event at year's end with Consortium members attracted over 600 potential homeowners.

- DCD obligated all of its NSP 1 funds by the September deadline date. This resulted in:
 - 372 foreclosed housing units purchased and rehabilitated
 - \$24 million in leveraged funds
 - Minority contractor participation rate of over 50%

(Note: the above accomplishments do not include NSP demolition activity which is administered by the Department of Neighborhood Services.)

- DCD also continued its efforts to expand resources for foreclosure intervention counseling. Most recently, in a partnership between the City and Greater Milwaukee Foundation, a neighborhood based foreclosure intervention counselor will provide targeted intervention counseling services in the City's Healthy Neighborhoods and Targeted Investment Neighborhoods (TINs).

Other Housing Initiatives

Homebuyer Assistance Program: During 2010, the City of Milwaukee provided **\$250,000** in HOME funds for Homebuyer Assistance during the reprogramming cycle. The Homebuyer Assistance program aims to increase the homeownership rate among low income and minority households by providing downpayment, closing costs and rehabilitation assistance to eligible first-time homebuyers with incomes below 80% of the area median income. Funding was provided to Select Milwaukee, who was designated the lead agency of a consortium of six homebuyer counseling agencies.

SECTION 8 – Rent Assistance Program

The Housing Authority of the City of Milwaukee (HACM) receives funds from HUD to operate its Rent Assistance Program (RAP). RAP pays rental subsidies to private landlords who rent to very low income tenants in the program. Under the Housing Voucher Choice Program, units cannot exceed HUD's fair market rents, meaning that rents must be determined reasonable in relation to other units in the area.

Housing Trust Fund

During 2006, the Common Council and Mayor of the City of Milwaukee voted to provide \$2.5 million in bonding to capitalize a Housing Trust Fund in 2007. Ongoing revenue from the City budget continues to be the source of funding. Additional revenue sources to maintain the Trust Fund include revenue from: a) Potawatomi gaming proceeds; b) Tax Incremental Financing(TIF) expansion dollars, and; c) Designated PILOT funds.

In 2010, a competitive application process was conducted and the City of Milwaukee received fourteen responses to its Housing Trust Fund Request for Proposals totaling \$4.5 million. Following a review by the Housing Trust Fund Technical Committee, the Milwaukee Common Council and Mayor Tom Barrett approved the following projects, all of which help house the homeless population, help low income families purchase homes or rehab homes they currently own, and create affordable decent rental properties (*see following page*):

HOUSING TRUST FUND ALLOCATIONS-2010

<u>Center for Veterans Issues</u> Located on the Northeast corner of N. 35 th Street and W. Wisconsin Avenue, this development will contain 52 units of supportive housing for low-income veterans. The project will utilize the "Universal Design" concept in all common areas, 20 percent of the units will be fully accessible to persons with mobility impairments and two units will be accessible to the visually and hearing impaired.	52 units \$168,395
<u>Our Space</u> Located at 1527 W. National Avenue, this development will contain 35 units of permanent supportive housing for low-income persons with serious mental illness. The project will include rehabilitation and new construction.	35 units \$375,000
<u>Layton Blvd, West Neighbors</u> Rehabilitation of existing foreclosed homes within the targeted neighborhood of W. Pierce St. to W. Lincoln Ave., S. Layton Blvd. to W. Miller Parkway.	2 units \$20,000
<u>Northcott Neighborhood House</u> This project was funded to provide homeownership opportunities for low-income households. The project will construct 3 fully accessible units utilizing Youthbuild training participants.	3 units \$105,000

Summary of Progress

Comparison of Actual Housing Accomplishments with Proposed Goals for the 2010 CDGA Program Year

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2010 benchmarks (proposed) #units	FY2010 benchmarks (actual) #units
Acquisition of existing owner units- Acquire/Rehab/Sell New Housing production(rental & owner-occupied)	Expand the supply of affordable housing units for low income persons through acquisition/rehab/ sale activities Construct new owner-occupied and/or rental housing for income eligible households.	Decent Housing	Affordability	# affordable units complete & sold to eligible persons #rental units complete & occupied by eligible persons	26	26
Rehabilitation of existing rental units	Rent rehab or provide forgivable loans for the rehab of residential rental units for occupancy by low-moderate income households; new rental construction	Decent Housing	Affordability	#affordable rental units complete & code compliant	55	26
Owner-Occupied Rehab Programs (Non profit agencies & City departments)	Provide forgivable housing rehab loans for repairs based on interior and/or exterior municipal code violations.	Decent Housing	Affordability	#owner-occupied units complete & code compliant	150	73
Fresh Start Youth Housing Apprenticeship Program	Provide apprenticeships for young persons in home repair and home construction.	Decent Housing	Affordability	#affordable units complete & sold to eligible persons	5	5
Minor Home Repair	Provide vouchers to income eligible homeowners for small home repairs to residential property.	Decent Housing	Affordability	#owner occupied units complete & properties improved	200	295
Housing Accessibility Program	Construct handicapped ramps and other accessibility modifications	Decent Housing	Availability/ Accessibility	#units constructed & persons with increased accessibility	25	5
Graffiti Abatement	Abate graffiti nuisances on residential properties	Decent Housing	Affordability	#units of graffiti abated & properties improved	600	1,036
Lead Prevention & Abatement	Combat lead hazards through Inspection, testing and abatement in collaboration with existing housing rehab programs and the Milwaukee Health Department.	Decent Housing	Affordability	#units of housing tested & abated of lead hazards	600	292

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator (# units)	FY 2010 benchmarks (proposed) #units	FY 2010 benchmarks (actual) #units
Housing-Targeted Code Enforcement	Increase targeted code enforcement to decrease decline in target areas	Suitable living environment	Sustainability	#inspections of residential structures for code compliance	1,500	1,163
Code Enforcement-Tenant Assistance program & Landlord/Tenant Compliance	Address identified code violations on rental properties through rent withholding and rent abatement; use rental proceeds for repairs related to health, safety and welfare of tenants.	Suitable living environment	Sustainability	#households assisted & number of repairs	1,700	2,734
Code Enforcement- Receivership of Nuisance properties	Address nuisance properties through Court ordered receivership to abate the nuisance, correct dangerous and defective conditions and maintain the premises consistent with securing safe and habitable conditions.	Suitable living environment	Sustainability	#properties inspected for receivership action & number of nuisance properties abated	100	566

*The U.S. Dept. of Housing & Urban Development does not count units as complete until they are sold. Units complete or where rehab is underway, will be counted once they are sold to an income eligible beneficiary.

Major Housing Projects

<u>Project Name/Description</u>	Funding	# Units proposed
<u>King Drive Commons III</u> This project is a continuation of the success of King Drive Commons I & II. It involves the construction of 24 units of affordable rental housing, utilizing Low Income Historic Tax Credits (LIHTC) and HOME funds, and 2,000 square feet of commercial space. Vacant parcels of land and blighted properties were assembled and HOME funds were used to assist in acquisition and the construction of 11 units which are completed. Location: N. Dr. Martin Luther King Jr. Drive	\$350,000 (HOME)	11/HOME
<u>St. Catherine's</u> This project involves the rehabilitation of 11 existing units in the St. Catherine Residence located at 1032 E. Knapp St. Each unit will have double occupancy and serve very low to extremely low income occupants. St. Catherine offers these units for far less than market rates. They offer valuable support for individuals who are setting goals for self-improvement, self-sufficiency and creating a better life.	\$350,000 (HOME)	11/HOME
<u>Wisconsin Fresh Start/YouthBuild Program</u> This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. The program provides young people with education, employment skills and career direction leading to economic self-sufficiency while also creating affordable housing opportunities in the community. Non-profit community-based agencies were funded to undertake this program. Five (5) units were completed in 2010 with four (4) other units in progress.	\$425,000 (CDBG) \$910,000 (HOME)	9 HOME/CDBG
<u>Silver City Townhomes</u> This project involves the construction of 20 units of affordable rental housing (that will be available for purchase after the compliance period), utilizing Low Income Housing Tax Credits (LIHTC) and HOME funds. Vacant parcels of land were assembled and HOME funds were used to assist in the construction of four units which are completed. Location: South 35 th and West Pierce Streets	\$200,000 (HOME)	4/HOME



5461 N. 41st Street-Solar panel



5536 N. 60th Street-Solar panel

SILVER CITY TOWNHOMES
South 35th and West Pierce Streets



LEAD BASED PAINT

Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Response: Lead-Based Paint

The number of housing units in Milwaukee that contain lead-based paint hazards as defined by section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992 (pre-1978 housing units with lead-based paint hazards) is estimated at approximately 168,543 housing units. These housing units are occupied by approximately 115,000 families who are extremely low-income, low-income or moderate income.

The Milwaukee Health Department (MHD) Childhood Lead Poisoning Prevention Program (CLPPP) further prioritizes approximately 40,000 of these housing units as representing the epicenter of the childhood lead poisoning prevention problem in Milwaukee. These highest risk housing units are located in target areas where the majority of homes were built before 1925 with roughly 2/3 of the homes being rental properties.

In 2009, approximately 4.6% of children tested in Milwaukee for lead exposure were identified as lead poisoned. Although great strides have been made in reducing the prevalence rate, the current scope of the problem is approximately 4 times greater than the national average of 1.2%. Milwaukee's Lead Program Target Areas' report cites prevalence rates at 9.3% which reflects the racial disparities that exist in this health problem.

Beginning in 1995, the City of Milwaukee sought to voluntarily comply with anticipated regulations, which subsequently took effect Sept. 15, 2000 regarding the reduction of lead based paint hazards. Since that time, several initiatives have been undertaken to address the problem and much has been accomplished to reduce the effects of lead-based poisoning among children in Milwaukee. The City, (CDGA, Health Dept., the Department of Neighborhood Services (DNS) and the Dept. of City Development), have collaborated on efforts to integrate lead-safe work practices into City housing projects. Under the direction and leadership of the City's Health Department, the City has utilized multiple HUD grants from the HUD Office of Healthy Homes and Lead Hazard Control for focused treatment of addressing high risk window components where lead paint content and lead dust levels are extremely high, while the property owner addresses other lead hazards that may be present in the home. In addition, the Health Department provides comprehensive secondary interventions to lead poisoned children and their families and has successfully engaged in community and housing-based primary prevention to prevent lead exposure in areas disproportionately impacted by childhood lead poisoning.

The City's Health Department has developed a comprehensive and nationally recognized program which includes both secondary interventions (services to lead poisoned children and their families) and primary prevention activities (making high risk housing lead-safe before a child is poisoned).

These programmatic functions are funded by 4 distinct funding sources, including CDBG.

Specific actions to evaluate and reduce lead-based paint hazards in 2010 included:

- ❖Lead testing
 - ❖Laboratory analysis
 - ❖Surveillance
 - ❖Care Coordination
 - ❖In-Home Case Management (Home Visits)
 - ❖Lead Risk Assessments/Inspections
 - ❖Lead Hazard Reduction
 - ❖Primary Prevention
 - ❖Community Capacity Building
 - ❖Research
 - ❖Healthy Housing Partnerships
- 1) Compliance with the Lead Safe Housing Rule. Produced **292** lead safe housing units within the high risk target areas.
 - 2) Provided partial grant subsidies to assure the remediation of lead-based paint hazards at high risk window components for housing units previously scheduled for condemnation and currently undergoing intensive housing rehabilitation.
 - 3) Provided Section 8 landlords and Milwaukee residents that purchase foreclosed properties partial subsidies for Lead Hazard Control.
 - 4) The MHD and the Department of Neighborhood Services (DNS) – Residential Code Compliance worked in tandem with community-based agencies to assure lead-safe and habitable housing within Milwaukee’s target areas.
 - 5) DNS included the MHD CLPPP information in landlord training classes that are offered in both English and Spanish.
 - 6) MHD CLPPP provided lead hazard control for properties with asthmatic children identified in Milwaukee’s Healthy Homes Demonstration Project.
 - 7) MHD provided risk assessments for property owners participating in the Neighborhood Service Program (NSP).
 - 8) Involved community members most affected by the problem in neighborhood based strategies.
 - 9) Increased lead testing of children covered by Medicaid.
 - 10) Diversified and increased funding to make homes lead-safe before a child is poisoned.

The City also continued collaboration between CDGA, the Health Department and the Department of City Development to implement standardized processes for all affected CDBG-funded housing rehabilitation projects to ensure compliance with the HUD lead regulations. These processes include: the assumption of lead paint in rehabilitated structures, utilization of certified lead abatement contractors when removing lead, adoption and enforcement of lead safe work practices, occupant protection, providing lead safety classes, final inspections, lead dust clearance tests and lab analysis and subsidies for window abatement.

IV. Additional actions undertaken in 2010 to evaluate and reduce lead-based paint hazards:

- **Laboratory Analysis:** The MHD CLPPP Chemistry Laboratory continued to analyze blood lead, dust lead, soil and paint chip samples for all properties receiving MHD CLPPP intervention.
- **Surveillance:** Preliminarily, the lead poisoning prevalence rate in 2009 is reported at 4.5%, a decrease from 4.6% in 2008.
- **Care Coordination:** Comprehensive services were provided to children newly identified as cases with elevated blood lead levels.
- **In-Home Case Management (Home Visits):** Children with newly elevated blood lead levels received an initial home visit by a Public Health Nurse (PHN).
- **Lead Risk Assessments/Secondary Interventions:** In 2010, investigations were completed based on the identification of a lead poisoned child, resulting in legally binding work orders issued.
- **Lead-safe units funded:** A total of **292** units were completed using CDBG funds.
- **Community Capacity Building:** Community members were reached through community organizing and housing advocacy projects.
- **Health/Housing Partnerships:** The Lead Elimination Strategic Plan identified multiple opportunities for health-housing partnerships to eradicate childhood lead poisoning. These opportunities relate primarily to the Department of Neighborhood Services (DNS) Building Code Compliance Program, Dept. of City Development (DCD) in-rem (tax foreclosure) properties and HACM's Section 8 program.
- **Prevention of Disabilities in Children:** An increase in housing foreclosures has increased the instability in the rental market, resulting in chronically lead poisoned children becoming more vulnerable to hazardous conditions. HACM provided vouchers to families with chronically lead poisoned children. These families were screened by MHD to assure enrollment. Experience has shown declines in lead levels of chronically poisoned children after placement into safe and habitable housing.

HOMELESS

Identify actions taken in 2010 to address needs of homeless persons.

Response: Homeless

Persons with special needs as well as the homeless are an important concern for the City as it is recognized that addressing the needs of all citizens, regardless of their circumstance, is an essential component to strengthening neighborhoods. The City of Milwaukee supports an integrated, coordinated system of homeless services that is coordinated through the mechanisms of the Milwaukee Continuum of Care and the Emergency Shelter Task Force. The system is a stable, well-functioning continuum that has continued to effectively serve homeless individuals and families in 2010.

To further the City's strategic goal of reducing and preventing homelessness and domestic violence in our community, the City allocated CDBG and Emergency Shelter Grant (ESG) funds for activities geared to assist homeless persons achieve stable housing and self-sufficiency. These funds were provided to conduct street outreach, and homeless prevention activities, to operate emergency and transitional shelter facilities, provide supportive services, legal assistance and other services aimed at preventing and reducing homelessness for individuals, families, runaway/homeless youth, victims of domestic violence and mentally and physically disabled persons.

A key sub-committee of the Milwaukee Continuum of Care, the Milwaukee Shelter Task Force, is made up of the executive directors of emergency homeless shelters. This group is the vehicle that ensures the coordination of services and recommends the efficient allocation of resources across the system. The shelters utilized a mix of private and Local, State and Federal governmental resources to address the needs of the homeless, including, but not limited to: Milwaukee County (funds from various divisions such as mental health, GAMP-medical assistance), United Way, Health Care for the Homeless, State of Wisconsin-Dept. of Health and Human Services, State Shelter Subsidy Grants, State ESG Transitional Housing Program (THP), HUD Supportive Housing Project funds, private donations, in-kind volunteer donations.

Milwaukee has a well-developed and coordinated system of services to address the needs of homeless persons. In other words, Milwaukee does not address homelessness simply by the provision of emergency shelter. Critical system components include:

- Homelessness Prevention
- Information and Referral & Service Coordination
- Provision of Emergency Shelter
- Homeless Management Information System

Homeless Prevention: Milwaukee's homeless prevention effort begins with a comprehensive, coordinated approach to reducing inappropriate discharges from publicly funded institutions including foster care, health care, mental health, and corrections. The problem of inappropriate discharges, specifically 'discharges to the street' has historically been very serious in Milwaukee as it has in other major U.S. cities. With the encouragement of the U.S. Department of Housing and Urban Development and through the concerted actions of the Milwaukee Continuum of Care, the community has identified discharge protocols used by each major institution which act to prevent inappropriate discharges. The **foster care system**, managed by the Bureau of Milwaukee Child Welfare, has established a formal protocol relative to the foster care discharge of youth reaching the age of 18. A Transitional Living Plan is developed for each foster care child when he/she reaches the age of 15.5 years; the plan addresses educational attainment, acquisition of daily living skills, employability,

health care, and related services. As a consequence, individuals leaving foster care are not discharged to shelter or other McKinney-Vento funded projects.

2-1-1 @ IMPACT: Telephone information and referral to persons seeking shelter and assistance with other basic needs is provided by 2-1-1 @ IMPACT. Year-end data provided by 2-1-1 indicated that there were 15,947 shelter-related needs identified by callers to 2-1-1 during 2010. Of all the callers to 2-1-1 in 2010, 11.6% presented the need for shelter. Of the total shelter-related needs presented, 81.3% were designated as Met and 18.7% were Unmet. The number of shelter-related needs increased by 29.1% in 2010 compared to 2009. Most of this increase specifically reflected requests for emergency shelter: in 2009, there were 10,586 requests for emergency shelter compared to 13,766 in 2010. Reflective of this increased need, the incidence of Unmet Need increased from 14.4% of needs in 2009 to 19.7% in 2010.¹

Street Outreach to Homeless Persons: This community has a comprehensive, coordinated outreach system that involves four experienced partner organizations. Health Care for the Homeless conducts general street outreach to adults at 7 meal sites and 17 encampments/known locations, daily M-TH, and F early AM. In 2010, HCHM reached 421 unsheltered homeless, using trust building and motivational interviewing to connect them to services. Center for Veterans Issues searches for veterans 3 early AMs/week and daily under bridges, in abandoned buildings, public building lobbies and bathrooms, cars, buses, and parks. In 2010, CVI identified 110 homeless vets eligible and willing to participate in services; they were assessed at CVI, transported to VA Medical Center for health check-ups, and connected to shelter, housing and services. Community Advocates Homeless Nursing Outreach Program targets efforts to persons with mental illness and are frequently in and out of shelter; in 2010, HNOP assessed 376 people, 84% with MI. Walker's Point-Pathfinders Street Beat operates 5 days/week, stopping at 20 intersections, scouting 20+ known locations, and traversing the city. In 2010, SB contacted 4,471 youth on the street, engaging 123 in sustained services. 3 programs (HCHM, CVI, and SB) have readily identifiable vans designed to increase visibility and accessibility to homeless persons.

Emergency Shelter: In 2010, the Milwaukee shelter system provided services to 4,732 people. Of this number, 3,209 were single individuals (67.4%) and 1,553 persons in households/families (32.6%); 63.8 were male and 36.2% female.

Emergency shelter for families/households included services provided by Cathedral Center, Salvation Army Emergency Lodge, and Social Development Center Family Support Center. Persons in households/families (N=1,553) had a total of 66,817 nights in shelter. This represents an average length of stay of 43 nights for persons in households/families. Emergency shelter for single individuals included services provided by Cathedral Center, Salvation Army Emergency Lodge, Guest House of Milwaukee, Hope House of Milwaukee, La Causa, and Milwaukee Rescue Mission. Single individuals (N=3,209) had a total of 110,891 nights in shelter for an average length of stay of 35 nights.

Persons in emergency shelter, both individuals and persons in families/households, receive a variety of services depending on the specific facility, including case management, access to HPRP resources, employment services, mental health and substance abuse services, parenting/life skills, and services for children.

Homeless Assistance: HPRP (Homelessness Prevention and Rapid Re-housing Program) provides Financial Assistance, including rental assistance, security and utility deposits, utility payments, moving cost assistance, and motel and hotel vouchers, to help homeless people quickly access permanent housing. From the start of the grant (July 1, 2009) to present, HPRP has provided Homeless Assistance Financial Assistance to 1,954 persons and 913

An Unmet Need is documented when: 2-1-1 is unable to find an appropriate or satisfactory resource for a customer, 2-1-1 cannot answer a question the customer has, or the customer does not have time to work with 2-1-1 to address the

households and Homeless Assistance Housing Relocation and Stabilization Services to 1,615 persons and 779 households.

10-Year Plan Development: The 10-Year Plan to End Homelessness was officially approved by the Common Council of the City of Milwaukee and signed by Mayor Tom Barrett in October 2010. The 10-Year Plan was the result of a year-long planning process that involved over 100 individuals and organizations in a focused effort to significantly enhance the prevention of homelessness, improve employment and behavioral health services for homeless people to address barriers to permanent housing, and create new permanent housing with supportive services inventory to house people with disabilities. The Milwaukee Continuum of Care is using the 10-Year Plan to enlist the involvement of business, government, faith community, foundations, advocates, educational institutions, and homeless services providers in a coordinated effort to achieve key measurable annual progress. The 10-Year Plan to End Homelessness includes specific action steps and annual outcome measures and can be accessed at www.milwaukeeccoc.org. Following is a summary of the primary elements of the 10-Year Plan.

The 10-Year Plan has four pillars: Prevention and Emergency Services, Economic Support and Employment, Mental Health, Substance Abuse and Support Services, and Permanent housing. Each is described below.

Pillar 1: Prevention and Emergency Services

The 10-Year Plan for Prevention and Emergency Services emphasizes the early provision of services aimed at preventing stays in emergency shelter in the first place and rapidly re-housing people if they become homeless and must use shelter resources. Milwaukee has an extensive emergency shelter system with 438 shelter beds for single adults and 233 beds available for persons in families. The 10-Year Plan assumes that Milwaukee's existing emergency shelter inventory will stay in place but will be used differently in the future. Essentially, the approach adopted by the Plan is one that moves resources to an earlier point of intervention before people come into emergency shelter. A variety of prevention services and pre-shelter interventions are planned. Once people become homeless, the plan includes activities aimed at rapidly re-housing them so they are able to find, secure and maintain permanent housing.

The 10-Year Plan includes the following Prevention and Emergency Services elements:

- **Improved Discharge Planning:** Ensure that people leaving institutions such as health care facilities, mental health care, jails and correctional facilities and the foster care system are not discharged to the shelter or to the street through the development of signed Memoranda of Understanding with discharging institutions with monitoring conducted by the Continuum of Care Homeless Management Information System.
- **Homeless Connect:** Conduct an annual Project Homeless Connect that will provide homeless and near-homeless people with direct access to information and service on housing, benefits, employment, legal services, health care, mental health care, clothing, hygiene, and other services; and provide an opportunity to involve community volunteers and businesses in homeless services.
- **Homelessness Prevention/Rapid Re-housing:** Provide landlord/tenant mediation and other legal assistance to people facing eviction; and implement a rapid re-housing program for individuals and families that includes limited rent assistance, the establishment of a preferred provider network, and housing locator services.
- **Outreach:** Establish a homeless prevention system that utilizes 2-1-1 and street outreach to provide information, assessment, triage, shelter diversion, and referral to housing and support services including behavioral health services to prevent/shorten shelter stays.

- Best Practices: Establish best practices for landlords, shelters, and other homeless service providers to ensure high quality services focused on rapid re-housing.

Pillar 2: Economic Support and Employment

The 10-Year Plan for Economic Support and Employment focuses primarily on the challenge of significantly improving employment and training opportunities for homeless people through better use of Milwaukee's existing employment and training resources. Integrating homeless people into the mainstream is a high priority along with innovative approaches to homeless-specific programming.

Unemployment among Milwaukee's homeless is extreme; the 2009 Homeless Point in Time Survey found that 78.9% of homeless people were unemployed and most of those (70.5%) had been unemployed for more than six months. At the same time, 72.2% of homeless have completed high school and 29.0% have some education beyond high school. Though chronically unemployed, homeless people, even those with disabilities, indicate a strong willingness and desire to work.

Findings of an analysis of the intersection of homelessness and employment in Milwaukee identified several areas for action including homeless' concerns about employment, employer attitudes, and the accessibility of existing employment and training resources managed by the Milwaukee Area Workforce Investment Board, Milwaukee Area Technical College, and other institutions.

The 10-Year Plan includes the following Economic Support and Employment elements:

- Job Fair: Integrate a Job Fair into the annual Homeless Connect that will recruit employers with an interest in hiring homeless people and provide direct access to employment and training service providers.
- Work-Linked Supportive Housing: Implement a Work-Linked Supportive Housing Program with place-based part-time jobs and support services created by the housing management entity and partnering employers.
- Employment Opportunity Center: Create a centralized Employment Opportunity Center to provide soft skills training, financial literacy, individual development accounts, training coordination, employee brokers, legal services, job coaching and job retention assistance to homeless workers.
- Pathways: Create new pathways for homeless job seekers to maximize use of mainstream employment and training resources including those managed by TANF/W-2, Department of Vocational rehabilitation, Milwaukee Area Workforce Investment Board, Ticket to Work, Goodwill, and the Milwaukee Area Technical College.
- Social Enterprise: Study the feasibility of a job-creating social enterprise based on successful models and best practices developed in other cities.

Pillar 3: Mental Health, Substance Abuse, and Support Services

The 10-Year Plan for Mental Health, Substance Abuse, and Support Services focuses on the generation of sustainable resources to support high quality behavioral health services for people with mental health and substance abuse disorders. As Milwaukee has begun to develop more permanent supportive housing for homeless people with disabilities the issue of supportive services funding has become critical. With planned inventory expansions of 1,260 units over the next ten years, the challenge has become even greater. High quality permanent supportive housing requires the provision of skilled case management, peer

support, and supportive services that can help people maintain recovery and stay in permanent housing. The 10-Year Plan elements focus on how to create a stable infrastructure of behavioral health services that can accommodate growth in the community's permanent supportive housing inventory and ensure the best possible support for homeless people who become residents in these new housing units.

The 10-Year Plan also attends to the growing commitment to peer support, looking at this new resource as a key way to increase the level of support within the permanent supportive housing environment; all within the context of establishing, monitoring and enforcing best practice standards for permanent supportive housing over the long term. Advocacy for the interests of homeless people at every level of community planning and policymaking is also included in the plan.

The 10-Year Plan includes the following Mental Health, Substance Abuse, and Supportive Services elements:

- **Sustainable Funding:** Secure annual funding in the Wisconsin state budget to fund supportive services for individuals and families living in permanent supportive housing projects that are supported by the Continuum of Care.
- **SOAR:** Implement an expanded SOAR (SSI/SSDI Outreach, Access and Recovery) that will pair a SOAR specialist with case management to significantly increase the number of people able to secure SSI/SSDI.
- **Best Practices:** Develop best practice standards for permanent supportive housing which incorporate recovery principles; and conduct regular monitoring of permanent supportive housing to assure compliance with those standards.
- **Peer Support:** Expand the successful resident manager and peer support specialist models to new permanent supportive housing developments.
- **Advocacy:** Advocate for the interests of the homeless in the development of community plans and system improvement initiatives, specifically in the areas of identifying alternative and sustainable sources of revenue for homeless services, improving access to mainstream benefits and supportive services, integrating substance abuse and mental health services, and consumer involvement in policy and program decision-making.

Pillar 4: Permanent Housing

The 10-Year Plan for Permanent Housing emphasizes the use of existing and planned financial resources to significantly expand the availability of permanent supportive housing for homeless people, especially people with mental illness and other disabilities. Milwaukee's current permanent housing inventory for homeless people includes 631 units for individuals and 214 units for persons living in families. The 10-Year Plan looks to existing sources and mechanisms to increase the number of permanent supportive housing units by 1,260 over the next ten years. The Plan elements assume shared responsibility involving the Continuum of Care's Bonus Project resource through the U.S. Department of Housing and Urban Development, and commitments from the State of Wisconsin (WHEDA), Milwaukee County, and the City of Milwaukee.

The 10-Year Plan includes the following Permanent Housing elements:

- **New Construction:** Assist the construction of 1,260 new permanent supportive housing for homeless individuals by providing gap funding through the Continuum of Care bonus project funding, city and county resources including HOME, CDBG, and Housing Trust Fund resources, and WHEDA Low Income Housing Tax Credits.

- Siting/Zoning Plan: Develop a permanent supportive housing siting/zoning plan that will assist in combating zoning and NIMBY barriers.
- Housing Access Partnership: Create a Housing Access Partnership for Milwaukee County/City to address barriers to publicly-assisted housing that are experienced by homeless people.
- New Funding: Continue to seek new funding to create additional housing including Section 811 Project Rental Assistance Contract, National Housing Trust Fund, Neighborhood Stabilization Program, and HUD's boutique set-asides of Section 8 for special populations.

Project Homeless Connect: The first Project Homeless Connect was held November 18, 2010, from 9:00 a.m. to 2:00 p.m., at the Tommy Thompson Center at Wisconsin State Fair Park. Project Homeless Connect is a national model that has been implemented in cities all over the U.S. The concept is to bring a variety of important resources under one roof to allow homeless people immediate and easy access. Milwaukee's Homeless Connect involved 150 volunteers who assisted 180 homeless people access the services offered by sixty agencies that had booths and services set up on-site including shelters, City of Milwaukee Health Department, meal sites, mental health resources, veterans services, dental screening, legal consultation, assistance with obtaining birth certificates, medical and mental health screenings, HIV/STI screenings, clothing bank, hygiene item bank, Emergency Assistance, and Social Security appointments.

Identify actions taken to help homeless persons make the transition to permanent housing and independent living.

In 2010, 69% of the individuals/families leaving Milwaukee transitional housing programs successfully transitioned to permanent housing. In addition, 87% of the people in permanent supportive housing programs stayed in permanent housing for six months or more. In both cases, Milwaukee's performance exceeded the national standards set by the U.S. Department of Housing and Urban Development.

In addition to this high level of performance for HUD-supported transitional and permanent housing programs, Milwaukee emergency shelters have embarked on an enhanced effort to rapidly re-house people who become homeless and must use emergency shelter. Supported by the Homeless Prevention and Rapid Re-housing Program (HPRP), these efforts include:

Rapid Re-housing for Families is a partnership program with Community Advocates as the lead agency and includes the Cathedral Center, Social Development Commission-Family Support Center², Hope House of Milwaukee, Salvation Army and the Housing Authority of the City of Milwaukee to provide permanent housing with case management services to homeless families. Families receive short-term housing assistance for up to 18 months with intensive case management services to help them stabilize and gain the skills necessary to maintain housing and increase income. At the end of the service period, families are provided with a rent-subsidized housing unit through the Housing Authority of the City of Milwaukee.

Rapid Re-housing for Single Adults is a partnership of Guest House of Milwaukee, Center for Veterans Issues, Community Advocates, and Health Care for the Homeless with support from the Milwaukee County Housing Division. The project assists single homeless adults to find permanent housing, access mainstream resources, and, depending on their disability status, to pursue employment or SSI (Supplemental Security Income) benefits. Participants are housed in efficiency apartments with utilities included and receive case management services directed toward assisting each individual secure steady employment and/or benefits income to sustain permanent housing.

² As of January 1, 2011, SDC no longer operates the Family Support Center; FSC's operation has been taken over by Community Advocates.

Rapid Re-housing for Youth is a partnership between Pathfinders, St. Aemilian-Lakeside, and Walker's Point Youth and Family Center. This program provides rent assistance to youth to help them obtain and maintain safe and suitable housing. Case management is provided focusing on educational attainment, job development and retention, independent living skills, and healthy emotional growth. This project focuses on young adults ages 18 to 25 with a special emphasis on gay, lesbian, bisexual, transgender and questioning (LGBTQ) youth, former foster care youth, youth aging out of foster care, and other single and parenting young adults.

New Permanent Supportive Housing: In addition to these immediate services, the 10-Year Plan to End Homelessness sets a goal of creating 126 new permanent supportive housing units annually (1,260 over ten years). Toward this end, the Continuum of Care is reconvening its Permanent Housing Work Group in 2011 to bring nonprofit and private developers to develop a three-year development plan to meet this goal which will specify projects, funding sources, and timelines in more detail. This is especially critical since permanent supportive housing projects require well-coordinated funding from multiple public and private sources.

20) Identify actions taken to implement a continuum of care strategy for the homeless and new Federal resources obtained during the program year, including from the Homeless Super NOFA.

Super NOFA: This year, the Milwaukee Continuum of Care received a total of \$11,013,511 under the 2009 Super NOFA, including \$7,317,767 to support transitional housing, permanent supportive housing, homeless information management system services, supportive services and homeless outreach, \$2,751,864 to support Shelter + Care programs, and \$943,880 for a new permanent supportive housing project. In addition, Milwaukee has received \$1,368,765 (grant to date) in Homeless Prevention and Rapid Re-housing funding. The Milwaukee Continuum of Care continues to seek opportunities to apply for additional Federal resources to support the continuum of homeless services.

HPRP: At the request of the CoC's jurisdictions, the CoC developed the HPRP plan. To develop the plan, the CoC convened 5 focus discussion groups: family homeless services providers, homeless youth-serving agencies, and homeless adult service providers, including veterans, legal services organizations, and leaders of the 10-Year Plan work groups to review utilization trends, best practices and programming priorities. The following entities jointly developed the HPRP plan which was approved by the City: Housing Authority, Community Advocates, Salvation Army, Hope House, Social Development Commission, Cathedral Center, Walker's Point Youth & Family Center, Pathfinders, St. Aemilian-Lakeside, Vets Place Central, Guest House, Health Care for the Homeless, My Home/Your Home, Legal Action of Wisconsin, and Legal Aid Society. The HPRP Plan includes 7 components that are coordinated by Community Advocates, the CoC lead agency, with program services provided by the network of homeless family, individual and youth providers in the following areas: 1) Family Rapid Re-Housing; 2) Rapid Re-Housing for Youth Ages 18-25; Rapid Re-Housing for Single Adults; 4) Prevention of Homelessness Related to Foreclosure of Rental Units; 5) Legal Assistance to Prevent Eviction; 6) Landlord/Tenant Mediation; and 7) Direct Assistance for Eviction Prevention with Case Management. This represents the total allocation of HPRP funding to the City of Milwaukee except for funds reserved for administration.

NSP: Continuum of Care member, Milwaukee County Housing Division, was successful in committing \$650,000 of NSP funds for the acquisition of an 18-unit building to be used for supportive housing; the units will be occupied in early 2011. A significant number of residents will be drawn from the Shelter + Care program and/or the HPRP.

VA: The CoC has worked closely with the Veterans Administration at Wood, Wisconsin, in its VA CHALLENGE to develop a point in time estimate of homeless veterans, identify chronically homeless veterans, rank veteran needs and develop an action plan. At this time, there are 130 HUD/VASH

Vouchers for Milwaukee County; VA staff work closely with the CoC to identify appropriate recipients.

Specific Homeless Prevention Elements

21) Identify actions taken to prevent homelessness.

Efforts to prevent homelessness have been significantly enhanced since the establishment of the Homeless Prevention and Rapid Re-housing Program (HPRP). This is consistent with the priorities identified in the 10-Year Plan to End Homelessness which focuses on preventing homelessness whenever possible and rapidly-re-housing people if they lose stable housing and must come into emergency shelter.

Several specific elements of HPRP focus on the prevention of homelessness including: Legal Services provides eviction prevention assistance to low-income renters who are at imminent risk of homelessness due to nonpayment of rent, foreclosure, or other circumstances. Legal Action of Wisconsin and Legal Aid Society provide legal services to individuals referred by partnering HPRP organizations as well as eligible individuals who directly access their services. Landlord/Tenant Mediation Services are provided by Community Advocates and include a range of housing services including landlord/tenant dispute resolution, case management, and the provision of short-term direct rental assistance.

Direct (short-term financial) Assistance for Eviction Prevention coupled with case management is provided through the Community Advocates Landlord/Tenant Mediation Services and the Center for Veterans Issues.

HPRP has been a major resource for homelessness prevention. From the start of the grant (July 1, 2009) to present, HPRP Homelessness Prevention Financial Assistance programs, including rental assistance, security and utility deposits, utility payments, moving cost assistance, and motel and hotel vouchers, have assisted 1,589 persons and 709 families. Homelessness Prevention Housing Relocation and Stabilization Services, including case management, outreach and engagement, housing search and placement, legal services, and credit repair, have assisted 1,225 persons and 556 families. Of those assisted by HPRP Homelessness Prevention, 98.7% found permanent housing, most commonly unsubsidized rental housing (91.6%).³

Emergency Shelter Grants

22) Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).

Milwaukee's information and referral service (2-1-1 @ IMPACT) and street outreach to persons living on the street are described fully in Section 1. The Milwaukee emergency shelter and transitional housing programs are listed in the following table.

Current Emergency Shelter Inventory

Operating Agency	Program	Individuals	Families
Cathedral Center	Cathedral Center	32	32
Community Advocates	Milwaukee Women's Center Refute		22
Community Advocates	Family Support Center		70
Guest House of Milwaukee, Inc.	Guest House	38	
Hope House of Milwaukee, Inc.	Hope House	11	
La Causa	Crisis Nursery	23	
Rescue Mission	Safe Harbor	250	
Rescue Mission	Joy House		80
Salvation Army	Emergency Lodge	72	48
Sojourner Family Peace Center	Sojourner Truth House		37
Pathfinders, Inc.	Pathfinders	8	
Walker's Point Youth and Family Center	Runaway and Teen Shelter	8	
	Total	431	289

Current Transitional Housing Inventory

Operating Agency	Program	Individuals	Families
AIDS Resource Center of Wisconsin	Wisconsin Home	26	
Center for Veterans Issues	Vets Place Central	84	
Community Advocates	Autumn West Safe Haven	17	
Community Development Partners, Inc.	Project Restore Transitional Housing		65
Day Star, Inc.	Day Star	10	
Guest House of Milwaukee, Inc.	Guest House Transitional Housing	38	
Health Care for the Homeless	Faith Transitional Housing		86
Hope House of Milwaukee, Inc.	Hope House Transitional Housing	14	48
Meta House, Inc.	Meta House Transitional Housing	11	40
Milwaukee County Behavioral Health Division	Safe Haven	23	
My Home Your Home, Inc.	Lissy's Place	17	
Salvation Army	Winter Star	30	
Veterans Administration	VA Mental Health	50	
Walker's Point Youth and Family Center	Transitional Housing	18	16
YWCA of Greater Milwaukee	Transitional Housing		82
	Total	328	416

23) Explain how your government is instituting a homeless discharge coordination policy and how ESG homeless prevention funds are being used in this effort.

Milwaukee's homeless prevention effort begins with a comprehensive, coordinated approach to reducing inappropriate discharges from publicly funded institutions including foster care, health care, mental health, and corrections. The problem of inappropriate discharges, specifically 'discharges to the street' has historically been very serious in Milwaukee as it has in other major U.S. cities. With the encouragement of the U.S. Department of Housing and Urban Development and through the concerted actions of the Milwaukee Continuum of Care, the community has identified discharge protocols used by each major institution which act to prevent inappropriate discharges. The **foster care system**, managed by the Bureau of Milwaukee Child Welfare, has established a formal protocol relative to the foster care discharge of youth reaching the age of 18. A Transitional Living Plan is developed for each foster care child when he/she reaches the age of 15.5 years; the plan addresses educational attainment, acquisition of daily living skills, employability, health care, and related services. As a result, individuals leaving foster care are not discharged to shelter or other McKinney-Vento funded projects.

Health Care discharges to the street are prevented by the fact that all Milwaukee community hospitals have established protocols for discharge planning for individuals leaving their facilities after inpatient stays. Discharge planning addresses post-inpatient housing particularly from the perspective of maintaining adequate continuity of care. For Milwaukee County General Assistance patients, discharge from an inpatient stay includes coordination with individuals' primary care clinics which maintain responsibility for the overall coordination of care and, as necessary, the coordination of supportive services, including housing. (Beginning in January 2009, however, Milwaukee County residents using GAMP were transitioned to Badger Care Plus operated by the State of Wisconsin as part of the state's Medicaid program.)

Mental Health discharges have traditionally been a major source of inappropriate discharges to the street. Milwaukee County Behavioral Health Division policies, however, ensure that BHD patients are not discharged to the street or to shelter. All providers of BHD-funded inpatient and residential care (as well as community hospitals providing psychiatric care) adhere to Chapter 51 section 51.35 (5) of the State Alcohol, Drug Abuse, Developmental Disabilities and Mental Health Act which mandates that discharged persons be connected to necessary transition services to ensure a proper residential living environment. In addition, Milwaukee County has sought and received State of Wisconsin, Bureau of Housing, Homeless Prevention Program funding to support emergency placement/rent payment for individuals exiting psychiatric emergency or inpatient care who would otherwise be homeless.

When individuals are released from **Corrections**, the Milwaukee Region of the Department of Corrections has an established protocol which requires probation agents to complete a release plan for each offender that includes the identification of adequate community housing. When no housing option is available, probation agents are allowed to purchase housing in a rooming house or similar environment while the search for safe and permanent housing continues. The Sheriff's Office, in charge of the operation of the local jail and House of Correction, does not provide discharge planning. However, because of the short stays in both facilities, offenders generally return to the pre-incarceration housing situation.

ESG funds are instrumental in the effort to prevent discharges from institutions to the streets or shelter although the problem of discharges without a place to stay continues to be a serious one. The 2009 Homeless Point in Time Survey results indicate that 11.5% of respondents had been discharged from a hospital/health care facility in the past six months with no place to stay; 5.7% from a mental health facility; 7.4% from the County Jail or House of Correction; 2.4% from prisons; and 1.2% from foster care/group home.⁴

2009 Homelessness in Milwaukee: Results of the January 28, 2009, Point in Time Survey of Milwaukee's Homeless Citizens, Milwaukee Continuum of Care, August, 2009.

**SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS
HOMELESS**

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2010 benchmarks (proposed)	FY 2010 Benchmarks (actual)
Emergency & Transitional Shelter & supportive services	Provide emergency shelter & transitional housing & supportive services to promote housing stability & independence	Suitable Living Environment	Availability/ Accessibility	# low income, homeless persons achieving housing stability, safety & independence	6,100 (CDBG funds)	8,156(CDBG)
					5,600 (ESG funds)	11,268(ESG)

Matching Resources

Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

Sources of Match Requirements for ESG Funds

Agency	2010 ESG Amount	Matching Funds	Source of Matching Funds
Cathedral Center	25,470	25,470	CDBG
Community Advocates	128,138	128,138	CDBG
Daystar Secondary Housing for Battered Women	28,704	28,704	CDBG
Family Crisis Center (SDC)	108,997	108,997	CDBG
Guest House Emergency Shelter	97,762	97,762	CDBG
HOPE House	87,068	87,068	CDBG
La Causa Family Center	30,124	30,124	CDBG
Pathfinders Milwaukee, Inc. (formerly Counseling Center of Milwaukee)	20,576	20,576	CDBG
Salvation Army	97,139	97,139	CDBG
Sojourner Family Peace Center	53,024	53,024	CDBG
Walker's Point Youth & Family Center	23,139	23,139	CDBG
YWCA Transitional Housing	43,039	43,039	CDBG

Besides, CDBG, providers utilize a mix of local, state, federal and other resources to address the needs of the homeless, including, but not limited to: State of Wisconsin, United Way, volunteers, private donations, in-kind contributions, FEMA and Milwaukee County ESG.

State Method of Distribution

a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as subrecipients.

Response:

Not applicable to the City of Milwaukee, Wisconsin

NON-HOMELESS SPECIAL NEEDS

Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

Response: Non Homeless Needs

Persons with disabilities face challenges in accessing affordable housing. While the demand for housing within the general population is great, persons with disabilities are dually disadvantaged by economic factors and the need for special housing features. The demand for housing for the disabled exceeds the supply. Waiting lists for subsidized, barrier-free units average several years. There is a great need to increase the assistance needed by people with disabilities who rent. While there are programs for people with disabilities who are homeowners, individuals who rent do not have the options, or the options are very limited due to long waiting lists.

There is also a significant need to increase the number of Section 8 vouchers. Many subsidized complexes have opted not to renew their contract reducing the number of affordable rental units. Section 8 vouchers increase integration into the community by providing more choices to the individual with a disability.

The elderly in our community face many challenges including limited income, maintenance and repair of their homes, the need for accessible units, the need for assisted living and the desire for safe neighborhoods, transportation needs and access to social services.

The Community Development Grants Administration, in its efforts to address the accessibility needs of persons with disabilities and the special needs of the elderly, undertook the following in 2010:

Actions undertaken in 2010:

- ❖ Supported the construction and rehabilitation of housing units for the disabled.
- ❖ In all housing rehabilitation activities, to the extent possible, addressed any unmet needs of persons with disabilities before, during and after rehabilitation of relevant units.
- ❖ Continued the Housing Accessibility Program which provided handicapped accessibility ramps and other accessibility modifications for eligible households.
- ❖ Maximized the use of elderly public housing developments.

See also Section on Housing Opportunities for Persons with AIDS (HOPWA) as it relates to additional 2010 activities for Non-homeless special needs populations.

SPECIFIC PERFORMANCE MEASUREMENTS/BENCHMARKS

NON HOMELESS & SPECIAL NEEDS POPULATIONS

Activity	Strategy	HUD Objective	HUD Outcome	HUD Performance Indicator	FY 2010 benchmarks (proposed)	FY 2010 benchmarks (actual)
Housing units for disabled persons	Increase the supply of affordable housing units	Suitable Living Environment	Sustainability	#affordable housing units constructed for low income disabled persons	5	5
Accessibility Improvements for disabled	Construct handicapped ramps and & other accessibility modifications	Suitable Living Environment	Availability/ Accessibility	#accessibility improvements constructed for low income disabled persons	25	5
Employment Services	Provide Job placement & Job Training & Placement services	Suitable Living Environment	Sustainability	#low income persons trained & placed in jobs	10	11
Housing & supportive services for persons with HIV/AIDS	Provide housing & services to facilitate housing stability & independence	Suitable Living Environment	Sustainability	# low income persons obtaining housing stability & independence	See HOPWA section	

COMMUNITY DEVELOPMENT

Community Development Block Grant

Assessment of Relationship of CDBG Funds to Goals and Objectives

- a. **Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.**

Response: CDBG Assessment

Housing and Community Development: High Priority Objectives

The Consolidated Plan's Housing and Community Development 5-Year Strategy focuses on creating viable neighborhoods and providing decent housing for community residents. The HCD Strategy established priorities in the following key areas recognizing that housing is a critical part of a viable neighborhood system which includes public safety, education, economic development, employment, business and social services.

- ❖ **Safe, Well-Maintained Neighborhoods**
- ❖ **Coordination of Public and Private Resources**
- ❖ **Homeownership**
- ❖ **Quality, affordable, decent rental housing**
- ❖ **Economy & Jobs**

The data, as presented in the 2010 CAPER Report, supports the fact that the City, through its funded activities, addressed priorities as established in the Consolidated Plan 5-Year Strategy.

As shown in **Chart A**, on the following page, the City allocated Federal funds to address priorities as outlined in the HCD Strategy.

CHART A

PROGRAMS PROMOTING SAFE, WELL-MAINTAINED NEIGHBORHOODS

Consolidated Plan Priority	Funded Activity	Funding Allocations	Actions Undertaken
Blight Elimination	<ul style="list-style-type: none"> *Acquire/Rehab/Sell; New home construction; new rental units *Brownfields remediation *Land management, Demolition/Spot Acquisition 	<p>In 2010, CDBG/HOME funds were allocated to purchase private and city in-rem vacant/blighted homes for rehabilitation and sale to low/moderate owner occupants. \$192,288 was allocated to remediate brownfields and \$718,274 was allocated for land management, spot acquisition/ demolition of nuisance/blighted properties</p>	<p>A total of 26 units were rehabbed or constructed under the Acquire/ Rehab/Sell/New Construction/New Rental program.</p> <p>Blighted properties were acquired for reuse/redevelopment under the Demolition/Spot Acquisition program.</p>
Strengthen Milwaukee's Communities through citizen participation	<ul style="list-style-type: none"> * Crime Prevention * Employment services * Drug house abatement * Youth diversion * Youth safe havens * Tenant/landlord training/ Assistance * Neighborhood Planning * Block clubs * Neighborhood cleanups * Nuisance property abatement * Community Prosecution * Youth Employment 	<p>In 2010, the City allocated more than \$3.2M to nonprofit organizations for various organizing, anti-crime and quality of life initiatives to improve the quality of life for residents.</p>	<p>New block clubs were established; drug houses and other nuisance activities were referred for action, 21,950 youth benefited from youth programming, youth employment, safe havens and Summer Youth programs; 3,626 residents participated in neighborhood strategic planning; cleanups, crime prevention initiatives and other neighborhood improvement efforts; 413 residents were provided with employment services; 3,882 participated in landlord/tenant programs; 1,031 nuisances/ criminal activities were abated through Community prosecution; 964 were served through the Driver's Licenses Recovery Program; 4,219 cleanups were conducted through target areas.</p>
	<ul style="list-style-type: none"> *Job training & placement programs *Special economic development (assistance to businesses) 	<p>In 2010, the City allocated more than \$1.7M for job creation and job training and placement programs</p>	<p>A total of 413 residents benefitted from Job Placement and job Training and placement programs; 121 new jobs were created under Special Economic Development programs.</p>
Eliminate Graffiti on Public & Private Property	Graffiti Abatement Program	\$120,000 in CDBG funds was allocated to abate Graffiti on public and private property.	<p>A total of 1,036 property units received graffiti abatement.</p> <p>(1 unit = 100 square feet)</p>
Expand City Efforts to Combat Lead Hazards	City-Wide Lead Abatement/Prevention Program	\$1.5M in CDBG funds was allocated for lead abatement/ prevention efforts	292 properties received lead prevention/ abatement/ services.

Source: 2010 CDGA Program Files

b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.

Development and Maintenance of Affordable Rental Housing

During 2010, HACM maintained and redeveloped its low rent public housing portfolio. HACM completed the construction of the Cherry Court midrise with fully accessible apartments for elderly and disabled residents and 24 off-site single-family homes in conjunction with the Scattered Sites HOPE VI redevelopment program.

HACM also continued cooperation agreements with several agencies to expand access to, and utilization of, the Section 8 Housing Choice Voucher rental assistance program and paid private landlords participating in this program.

Housing Authority Homeownership Initiatives

During 2010, HACM administered a number of highly successful programs to assist public housing residents and Section 8 program participants achieve economic self-sufficiency and homeownership. Through its initiatives, HACM continued to provide significant opportunities for its program clients to move to private unsubsidized housing.

HACM continued and expanded its highly successful Section 32 (formerly 5h) homeownership program which allows families assisted through HACM's low rent public housing program to purchase a scattered site, single-family home from HACM.

HACM also continued to offer Section 8(y) Homeownership Options for participants in the Section 8 Housing Choice Voucher Program. Through this program 103 families have become homeowners by applying their housing assistance payment to the mortgage of a single-family home.

In addition to these efforts, various CDBG/HOME-funded programs support the development and maintenance of affordable rental units for large families, such as:

Acquire/ Rehab/ Sell/New Home Construction

CDBG/HOME funds were allocated for this program which acquired, rehabilitated and sold houses to low income families as part of a comprehensive and targeted neighborhood initiative. Distressed properties that were slated for demolition were rehabilitated for income eligible homebuyers. Working with non-profit CDBG and HOME-funded groups, the City allowed these operators first priority at selected, tax-foreclosed properties for a nominal cost, generally not exceeding \$500. Properties renovated by funded non-profits were made available to low to moderate income buyers at the after rehab market value of the property. With the City absorbing the gap between the after rehab appraisal and the cost of development, renovated properties were made available and affordable for income eligible persons.

Neighborhood Improvement Programs (NIPs)

In 2010, CDGA and the Department of Neighborhood Services partnered with community organizations to operate Neighborhood Improvement Programs (NIPs). These programs provided direct housing rehab services to abate building code violations for very low and extremely low-income owner occupants in the CDBG target area.

Rental Rehabilitation Loan Program

Provides forgivable loans for the rehabilitation of residential rental units, of one or more bedrooms, for occupancy by low-moderate income households. Eligible improvements include code and safety items, energy conservation, lead hazard reduction, roofs, siding, electrical, plumbing, heating, kitchen and bathroom updates and more. The property must meet City of Milwaukee code requirements upon completion.

Homebuyer Counseling Programs

A total of **\$300,000** was allocated for homebuyer counseling and other homebuyer assistance activities which resulted in **189** mortgage loan closings for *first-time* low income homebuyers. Besides pre-purchase counseling and mortgage loan assistance, funded agencies provided budget counseling and assistance with credit repair.

Buy in Your Neighborhood Program

Assists neighborhood owner occupants in purchasing rental properties in their neighborhood. Properties must be code compliant and meet rent and tenant income restrictions so as to be affordable to low and moderate income families.

Successful innovative programs - such as Landlord/Tenant Training, Property Management Training, aggressive Receivership actions, Drug and Nuisance Abatement programs, Mediation programs, Safe Streets Now and the Department of Neighborhood Services' aggressive Code Enforcement program.

HOME OWNERSHIP AND RENTAL HOUSING PROGRAMS

HUD Objective: Provide decent, affordable housing; HUD Outcome: Affordability

Consolidated Plan Objectives: Improve Milwaukee's Housing Stock; Develop & Maintain Affordable, Quality, Decent Owner-Occupied and Rental Housing Units

CDBG and HOME Funded Activities		Actions Undertaken In 2010
Owner-Occupied Neighborhood Improvement Projects	These programs provided forgivable loans to low-income homeowners for home repair work. In 2010, over \$3.7M in CDBG and HOME funds was allocated.	105 units in need of major repair were brought into compliance with City building codes.
Housing Production (Acquire/Rehab/ Sell, New Construction; New rental)	The Housing Production programs acquired abandoned or distressed properties, rehabbed them and resold them to owner occupants. The program included a home-ownership training component that included finance, budgeting, homeowner's insurance and home maintenance.	26 units of housing were constructed and/or rehabbed.
FRESHSTART/YouthBuild Housing Construction Program	This program provides on-site housing construction and rehabilitation training and work experience, off-site academic classes and supportive services for at-risk young people. Four non-profit community-based agencies were funded to undertake this program, which is currently underway. A total of \$760,000 was allocated to the program in 2010.	5 units of housing were constructed; other units underway.
Rental Rehabilitation	This program provides forgivable loans to landlords for rehab of rental units occupied by low/moderate income households. A total of \$125,000 was allocated to the program in 2010.	26 rental rehab units were completed.
Homebuyer Assistance Program	A total of \$250,000 in HOME funds was allocated to this project which provides downpayment and closing cost assistance for first time homebuyers.	35 households were assisted.
Homebuyer Counseling	In 2010, \$300,000 in CDBG funds was allocated to assist first-time homebuyers.	189 first-time home buyers closed on home mortgage loans.
Fair Housing & Fair Lending programs	A total of \$174,000 in CDBG funds was allocated to address discriminatory housing and lending practices in Milwaukee.	573 fair housing/fair lending complaints were investigated.
Problem Property Receivership Program	This program addressed nuisances in properties, such as drugs, prostitution, property damage etc. For severe cases, the City initiated court action to enable a receiver to take control of the property, abated the nuisances and corrected dangerous and defective conditions. In 2010, \$95,014 in CDBG funds was allocated.	566 complaints about nuisance properties were inspected for action and resolution.
Property Management/ Landlord/Tenant Programs	A total of \$140,900 was allocated to the Landlord Tenant Compliance & Tenant Assistance Program to assist landlords on effective property management. Tenants received training through tenant training seminars and were assisted with rent withholding/abatement.	3,882 landlords & tenants participated in these programs.

Source: 2010 CBGA Program Records

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Response:

CDBG funds, as allocated by the City, were used exclusively for the following three National Objectives:

- ❖ Benefiting low and moderate income persons;
- ❖ Addressing slums or blight, or;
- ❖ Meeting a particularly urgent community development need.

The Community Development Grants Administration complied with the overall benefit certification.

Changes in Program Objectives

Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.

Response:

The Community and Economic Development Committee, which is the official oversight body governing Federal Block Grant funds, adopted the **2010 Funding Allocation Plan** in July 2009, which determined the various 2010 funding categories. Funding recommendations were subsequently approved by the Community and Economic Development Committee in October 2009 and ratified by the Milwaukee Common Council and Mayor Tom Barrett.

2010 FUNDING ALLOCATION PLAN

Community Development Policies and Outcomes

Policies	Outcomes
Produce Visible Economic Vitality	More Private Sector Investment
Promote Clean and Safe Neighborhoods	Reduce Crime
Provide Decent, Safe and Affordable Housing	Increase Property Values and Create Neighborhood Stability; Increase Homeownership
Develop a Skilled and Educated Workforce	Skilled/Competitive Regional Workforce
Reduce Duplication of Services	Increased collaborations with the public and private sectors
Serve Low/Moderate Income Persons	Improve Quality of Life

2010 Community Development Funded Activities

<ul style="list-style-type: none"> ❖ Employment Services(job placement & job training & placement) ❖ Community Organizing/Neighborhood Strategic Planning/Crime Prevention ❖ Large Impact Developments ❖ Community Prosecution Unit ❖ Vacant lot maintenance/demolition/ redevelopment ❖ Economic Development ❖ Youth Services ❖ Summer Youth Internship ❖ Homebuyer Counseling ❖ Homeless Shelters ❖ Housing Opportunities for Persons with AIDS(HOPWA) ❖ Housing (Rental rehabilitation, Acquire/ Rehab/Sell, New construction, Neighborhood Improvement Program(NIP), Owner-occupied rehab, Minor Home Repair ❖ Graffiti Abatement ❖ Lead Based Paint Prevention/Abatement 	<ul style="list-style-type: none"> ❖ Code Enforcement ❖ Fire Prevention & Education (FOCUS) ❖ Tenant Assistance ❖ Technical Assistance for community-based agencies ❖ Receivership of Nuisance properties ❖ Fair housing/fair lending/ enforcement & education ❖ Brownfield Initiatives ❖ Neighborhood Cleanups ❖ Mainstreets program ❖ Renewal Communities ❖ Environmental Planning & Review ❖ Historic Preservation ❖ COMPASS(data services for cbos) ❖ Community Outreach & Technology Center ❖ Housing Accessibility Program ❖ Retail Investment Fund ❖ Homebuyer Assistance Program
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In addition, the following priorities were adopted:

- ❖ Streamline the process, making it more “customer friendly.”
- ❖ The City will consider the goals and objectives established in the CDGA Consolidated Strategy and Five Year Plan and the City of Milwaukee’s Citywide Strategic Plan in setting the priorities and goals for 2010 funding.
- ❖ The Community and Economic Development Committee and the Milwaukee Common Council will approve the strategic issues and goals corresponding to the allocation of federal grant funding.
- ❖ Establish a balanced decision-making process including neighborhood residents, business entities and other stakeholders, subrecipients, community-based organizations and elected officials.
- ❖ Maintain the creation of new and vibrant economic engines such as the Retail Investment Fund and Large Impact Development projects and the Milwaukee Mainstreet Program.
- ❖ In the Job Training & Placement categories, place a high emphasis on skilled trades training.

- ❖ Continue the policy to provide technical assistance to CHDOs, allow CHDOs to use CHDO operating proceeds to increase capacity and help provide agency operating capital.

Assessment of Efforts in Carrying Out Planned Actions

- Indicate how grantee provided certifications of consistency in a fair and impartial manner.
- Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.

Response:

(a) The City provided certifications of consistency for HUD programs in a fair and impartial manner, in connection with the following applications by other entities:

2010 - Certifications of Consistency with the Consolidated Plan

Applicant	Project	Federal Program
Center for Veteran's Issues	Permanent Supportive Housing (Bonus Project)	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Veteran's Opportunity Integration Development (VOID) Exchange	Continuum of Care Supportive Housing Program
Center for Veteran's Issues	Project Outreach	Continuum of Care Supportive Housing Program
Community Advocates	Protective Payment Program	Continuum of Care Supportive Housing Program
Community Advocates	MWC Second Stage Services	Continuum of Care Supportive Housing Program
Community Advocates	Autumn West Safe Haven	Continuum of Care Supportive Housing Program
Community Advocates	Project Bridge	Continuum of Care Supportive Housing Program
Community Development Partners, Inc.	Project Restore-Permanent Housing	Continuum of Care Supportive Housing Program
Community Development Partners, Inc.	Project Restore-Transitional Housing	Continuum of Care Supportive Housing Program
Guest House of Milwaukee, Inc.	My Home Partnership	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc III-C	Continuum of Care Supportive Housing Program
Guest House of Milwaukee	Homelinc-I	Continuum of Care Supportive Housing Program

Guest House of Milwaukee	Homelinc-III-Expansion	Continuum of Care Supportive Housing Program
Health Care for the Homeless	Family Abodes	Continuum of Care Supportive Housing Program
Health Care for the Homeless	Family Assistance in Transition from Homelessness	Continuum of Care Supportive Housing Program
Hope House of Milwaukee, Inc.	Milwaukee CoC HMIS Project	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Hope House Transitional Housing	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Supportive Services to SRO Housing	Continuum of Care Supportive Housing Program
Hope House of Milwaukee	Milwaukee CoC HMIS Expansion New Project	Continuum of Care Supportive Housing Program
Meta House, Inc.	Meta House Transitional Housing	Continuum of Care Supportive Housing Program
Meta House	Meta House Transitional Housing-Phase II	Continuum of Care Supportive Housing Program
Meta House	Meta House Permanent Housing	Continuum of Care Supportive Housing Program
Milwaukee County	Milwaukee County Safe Havens	Shelter Plus Care
Milwaukee County	Shelter Plus Care Program	Shelter Plus Care
My Home, Your Home, Inc.	Lissy's Place	Continuum of Care Supportive Housing Program
St. Aemilian-Lakeside, Inc.	St. Aemilian-Supportive Permanent Housing	Continuum of Care Supportive Housing Program
St. Catherine's Residence, Inc.	Permanent Housing for Homeless Women with a Disability	Continuum of Care Supportive Housing Program
Salvation Army	Respite	Continuum of Care Supportive Housing Program
Salvation Army	Winterstar Transitional Housing	Continuum of Care Supportive Housing Program
Walker's Point Youth & Family Center	Transitional Living Program for Homeless Youth	Continuum of Care Supportive Housing Program
YWCA of Greater Milwaukee	YWCA Transitional Living Program	Continuum of Care Supportive Housing Program
Hedwig House Inc.	Hedwig House Apartments	Section 202
Housing Authority of the City of Milwaukee	Milwaukee Public Housing Family Self Sufficiency Program	FY10 Public Housing Family Self Sufficiency Program
Housing Authority of the City of Milwaukee	Milwaukee Housing Choice Voucher Family Self Sufficiency Program	FY10 Housing Choice Voucher Self Sufficiency Program

(c) The City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction. Information provided in the 2010 CAPER shows that the City of Milwaukee did not hinder Consolidated Plan implementation by action or willful inaction.

For Funds Not Used for National Objectives

- a. Indicate how use of CDBG funds did not meet national objectives.
- b. Indicate how use of CDBG funds did not comply with overall benefit certification.

Response:

Three National Objectives - Compliance with the overall benefit certification-CDBG funds, as allocated by the City, were used exclusively for the following three National Objectives:

- ❖ **Benefiting low and moderate income persons;**
- ❖ **Addressing slums or blight, or;**
- ❖ **Meeting a particularly urgent community development need.**

The Community Development Grants Administration complied with the overall benefit certification.

Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property

- a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

Response:

(a) The use of CDBG and HOME funds can trigger relocation in two types of acquisition: housing production administered by CBOs and acquisition of properties by the Redevelopment Authority of the City of Milwaukee. In the administration of its Housing Production Program, the City of Milwaukee minimizes the potential for displacement by requiring that only vacant properties be acquired. To ensure compliance with the URA, agencies must have a relocation strategy approved by the Department of City Development's Relocation Specialist, even though no relocations occurred in 2010.

Spot acquisition and Acquire/Rehab/Sell activities have been restricted to vacant lands, eyesores and property that is suitable for rehabilitation. In 2010, there were no displacements from these activities.

b. Describe steps taken to identify households, businesses, farms or nonprofit organizations that occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.

Response:

Not applicable to the City of Milwaukee, Wisconsin.

c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

All agencies are required to provide an addendum to the offer to purchase which states (1) that the agency is negotiating in the open market, does not have the power of eminent domain, and is unable to acquire the property in the event negotiations fail to result in an amicable agreement; and (2) what the agency believes to be fair market value of the property. Additionally, the Seller is required to provide a statement indicating that they agree to keep the property vacant.

Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low or moderate-income persons.

a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.

Response:

As part of the signed CDGA contract with agencies funded under the category of *Special Economic Development – Business Assistance*, the CDGA-funded agency agreed to the following terms which are outlined in a Special Economic Development Business Assistance Agreement which states: “Provide economic development assistance to the named for-profit business; the level of assistance to be provided to the business will be appropriate per permanent jobs to be created or per training and placement of individuals in jobs; it will adhere to all applicable Federal Regulations and City Policies in providing economic development assistance to the business named in this agreement.

*The for-profit business named herein, in exchange for the Economic Development assistance, agrees to give first consideration to the hiring of low to moderate income persons according to the guidelines provided by the U.S. Department of Housing and Urban Development. The Business will honor its commitments and responsibilities under this agreement to **create the following jobs, prior to CDGA assistance being provided, to be held by or made available to at least 51% low to moderate income persons** and to obtain and provide the CDGA- funded agency with the following information on all persons considered and/or hired as a result of this assistance: income, race/ethnicity, job title information and an employer generated document showing wages earned and period of earnings. (It is fully understood by all parties to this agreement that the business will have the right to determine the qualifications for employment).”*

In addition, CDGA funded several special economic development and job placement projects, some of which included training components which addressed special skills, experience or educational needs necessary for job creation and/or placement.

Funded subrecipients did not encounter and report any situations where jobs made available to low-moderate income persons were refused by them.

b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.

Sample listing of jobs taken by low/moderate-income persons

Certified Nursing Assistant (CNA)	Medical Receptionist
Technician Assistant	Welder
Laborer	Telephone Sales
Construction Laborer	Auditor
Packer/Inspector	Fork Lift Operator
Machine Operator	Teacher
Enrollment Specialist	Custodian
Warehouse Worker	Weatherization Technician
Inventory Control	Service Technician
Factory Floor Worker	Customer Service Representative
Driver	Assembly Worker
Personnel Assistant	

Sample Listing of Employers Assisted with CDBG Funds to Create New Businesses and New Job

The El Salvador Restaurant	Monterrey Market
Clinica Latina	Up Scale Beauty & Barber Shop
Emerald Jewelers	Sophisticated Nails and Spa
Guarding Your Angles, Inc.	Subway, Inc.
Piggly Wiggly	LC Academy Child Development Cntr.
Dream Bikes	Pho 27 Restaurant
Perez Remodeling	Weatherization Services, LLC
Bella's Alterations	Dikie's Dollars, LLC
Mundo Deportivo, LLC	K & T's Shop
X-Tensive Cleaning, LLC	Kmiec Law Offices, SC
Via Downer Restaurant	Las Primas Mexican Restaurant
Agape Supportive Living Services	Fiesta Garibaldi El Rey Del Pollo
Victory 44 Construction	C & D Recycling
La Canoa Restaurant	Great Impressions

Sample Listing of Employers Hiring Area Residents in 2010

Cargill Meats SSM Masonry and Remodeling Hill Construction J.C. Penney's Warehouse Piggly Wiggly Arandell Corporation Beer Capitol Distribution, Inc. De Angelis Construction White Glove Environmental Champion Environmental Automated Health Services Federal Express Sunlite Plastics Axcesor, Inc.	Empire Level Manufacturing Corp. American Cable and Assembly Buy Seasons, Inc. Betterway Construction Schunk Graphite Technology Smart Choice MRI Weatherization Services, LLC DRS Power and Control Tech, Inc. Wenniger Compressor Company Potawatomi Bingo Casino ODW Logistics, Inc. General Mills Ma Baench, Inc. Walsdorf Roofing, Inc.
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c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.

PY 2010 CAPER CDBG #33c response:

CDGA places a high priority on employment services and particularly the skilled trades. As part of the application process, applicants are required to submit a proposed training curriculum for job training activities. The training curriculum provided by funded groups must be approved by CDGA prior to contract execution. Once approved, the curriculum is made a part of the contract between the funded agency and CDGA.

Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of who are low-and moderate-income.

Response:

CDGA did not undertake any activities in 2010 which served a limited clientele not falling within one of the categories of presumed limited clientele low/moderate income benefit.

NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSAs)

Jurisdictions with HUD-approved neighborhood revitalization strategy must describe progress against benchmarks for the program year.

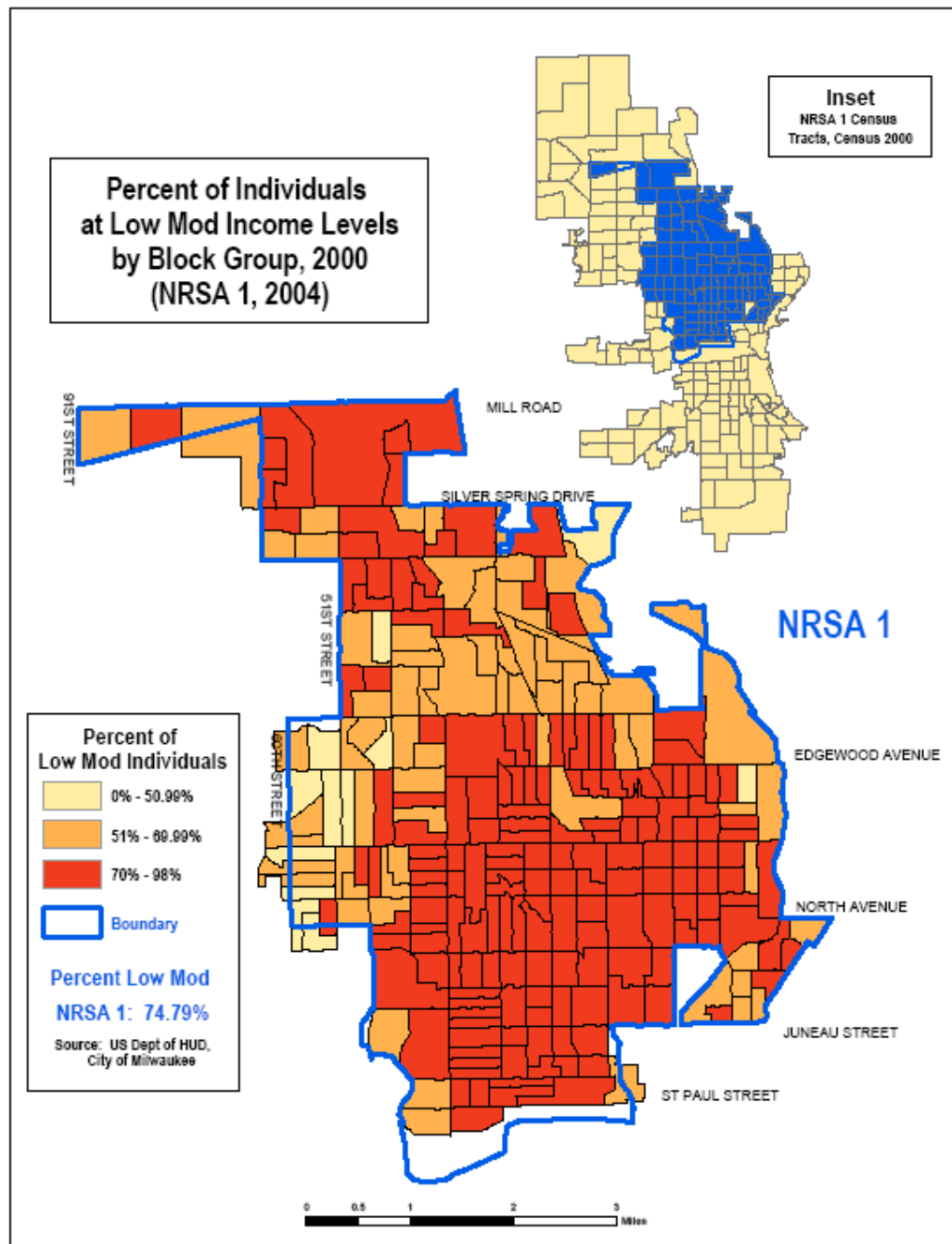
PY 2010 CAPER NRSA response:

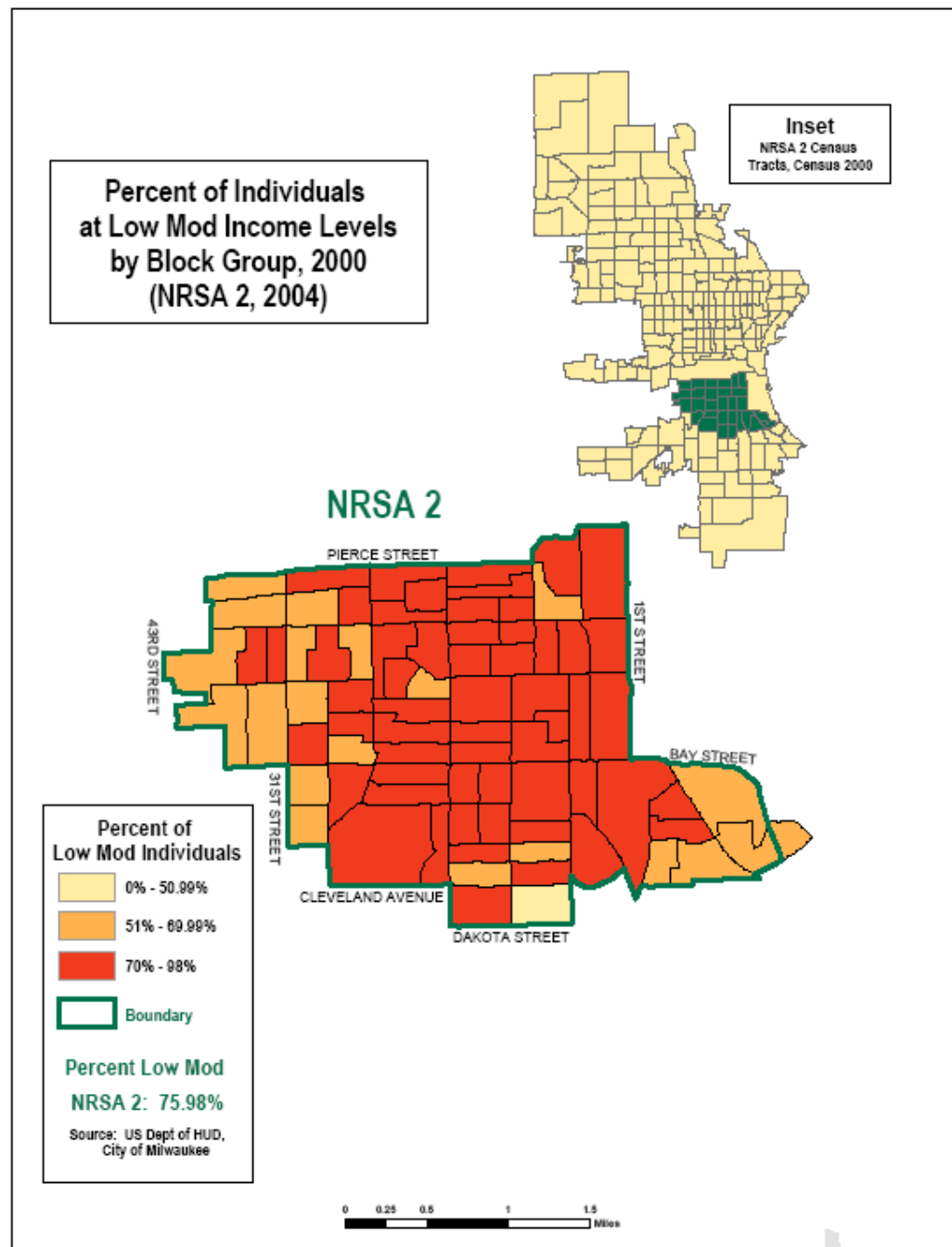
The City of Milwaukee has HUD-approved neighborhood revitalization strategies for two NRSA areas. *(See Map and census tracts on following pages)*

The goal is to involve residents and stakeholders in planning and prioritizing activities to help make each of the neighborhoods strong, safe and economically sound places in which to live and do business and bring accountability to how dollars are spent.

The following benchmark categories were identified from the planning process as essential to a vibrant and livable community for NRSA 1 and NRSA 2 stakeholders:

- **Crime, Public Safety and Security**
- **Business Development/Job Creation**
- **Youth**
- **Employment and Employment Training**
- **Education**
- **Neighborhood Strategic Planning**
- **Environment and Land Use**
- **Community Development**





NRSA BOUNDARIES

NRSA 1 CENSUS TRACTS

11,12,13,14,19, 20,21,22,23,24,25,26,27,28,37,38,39,40,
41,42,43, 44,45,46, 47,48,49,50,59,60,61,62,63,64,65,66,67,
68, 69,70, 71,72,79,80,81,82,83,84, 85, 86, 87, 88,89,
90,91,92,93,96,97,98,99,100, 101,102,103, 104,105,106,
107,108,110,111,112,113,114,115,116,117,118, 119, 120
121,122, 123,124,133,134,135,136,137,138,139,140,141,146,
147,148,149,150,151

NRSA 2 CENSUS TRACTS

155,156,157,158,159,160,161,162,163,164,165,166,167,168,168,170,
171,173,174,175,176,177,178,179,180.01,180.02,186,187,188

Key Accomplishments in NRSA 1

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **68** new jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **9,843** youth such as: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **376** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **2,273** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **920** low income households.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.
- 10) The Milwaukee Mainstreet Program was funded in four areas in NRSA 1: **Burleigh Street, North Avenue, Historic King Drive and the N. 27th Street/So Hi** business districts.

NRSA 1 Accomplishments

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2010 (#units; proposed)	2010 actual units
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/ Rehab/Sell, New construction, Fresh Start Youth Housing Program, Minor Home Repair, Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	341	450
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	68	68
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	3,030	2,273
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution Unit.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	869	1,619
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/ community /safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	15,000	9,843

NRSA 1 Mainstreet District Updates

Mainstreet District: *Historic King Drive Mainstreet District*

Boundaries: N. Dr. Martin Luther King Jr. Drive; W. Locust to W. Walnut Street

Mainstreet Coordinating Agency: Martin Luther King Economic Development Corp.

In 2010, the Historic King Drive Main Street had the following long-term outcomes for the district which are to: reduce crime, increase economic vitality and improve quality of life. In 2010, the King Drive District met all of the following short term goals it set for the year, including: marketing and promoting the district, recruitment of volunteers, business recruitment and strengthening of existing businesses, improving the aesthetics of the street through streetscape and design and keeping crime at a minimum. All of these short-term goals led to an increase in new businesses and five jobs.

The *Historic King Drive Mainstreet District* and its' five committees: Organization, Marketing, Design, Economic Structuring and Maintenance and Public Safety are consistent with the Four Point Main Street Approach used across the country as n economic development tool for economically depressed areas. All of the Committees meet at least once every other month.

The goal of the Marketing Committee is to work with all of the other committees to promote the district in an attempt to highlight achievements and draw positive attention to the district. Positive attention includes potential new businesses, interest of volunteers and customers for existing businesses. This committee used a variety of outlets such as the district brochure, newsletter, raffle, media outlets and a Dr. Martin Luther King Jr. Celebration to get the word out about the great happenings on King Drive.

The *Historic King Drive District* was able to leverage program dollars to raise \$45k for the 2010 MLK Street Jam which was held over Labor Day weekend which saw 10,000 visitors to the district. The goal of this event is to increase commerce to existing businesses. Many businesses run special retail offers and services during the event which are designed to attract and retain new consumers to the district.

The 2010 goal for the Design Committee is to complete a Streetscape Plan for N. Dr. Martin Luther King Jr. Drive. This was 90% complete by December 31, 2010. Currently, this committee is responsible for the planters, banners, holiday decorations, neighborhood clean-ups and façade improvements that have occurred to date. Keeping the district aesthetically-pleasing enhances interest in the district and helps promote the message that King Drive is a great place to live, work and play, which in time will help to reduce crime, increase economic vitality and improve quality of life.

The overall goal of the Organization Committee is to bring awareness of the Historic King Drive Main Street efforts and to recruit volunteers. In 2010, the organization Committee, with the help of the Marketing Committee, worked together on all events targeted to: 1) gain visibility of the area; 2) recruit volunteers to help with goals. Events included the annual meeting, MLK Street Jam & BBQ, business mixers and participation in several community activities including street festivals and neighborhood associations.

The overall goal of the Economic Restructuring Committee is to recruit and retain quality existing businesses. In 2010, the Committee hired a consultant to create and assist with the implementation of a redevelopment plan which is 85% complete. This plan will help to identify and eventually recruit the types of businesses that are complimentary to the district. This Committee is also responsible for providing technical assistance to businesses.

The overall goal of the Maintenance and Public Safety Committee is to reduce crime. This is accomplished by keeping the streets clean, free of graffiti and well lit. In 2010, the Committee hired a public safety liaison to assist with the efforts of this committee as well as working closely with the Milwaukee Police Department, Marketing Committee and other neighborhood groups to maintain and acknowledge positive change that has occurred in the district.

The King Drive Organization Committee hosts quarterly business mixers where existing and potential businesses gather to network and recruit potential businesses to the district. During these mixers, available spaces within the district are showcased. In 2010, four new businesses were created along King Drive:

- 5) Dream Bikes – 2201 N. Dr.MLK Jr. Drive
- 6) Best Food & Meat Market – 2430 N. Dr.MLK Jr. Drive
- 7) King Drive Bistro – 1835 N. Dr.MLK Jr. Drive
- 8) Sweet Black Coffee – 2411 N. Dr.MLK Jr. Drive

Mainstreet District: *Mosaic on Burleigh Mainstreet*

Boundaries: W. Burleigh Street; N. Sherman Blvd. to N. 60th Street

Mainstreet Coordinating Agency: Burleigh Street Community Development Corp.

In collaboration with Business Improvement District #27, security cameras were installed along West Burleigh Street providing security, which will contribute to a reduction in crime, improve neighborhood quality of life and the economic vitality of the district.

New facades and signage were installed at the following businesses: Great Impressions and Jizzles Sandwich Shop which also have increased lighting with the new signage.

The Mosaic on Burleigh Main Street Manager worked collaboratively with Business Improvement District #27 and Main Street Committees to create a community mural depicting the diverse range of services offered in the commercial corridor and neighborhood. In 2010, the district also continued to hold a Jazz in the Park series in collaboration with Wheaton Franciscan St. Joseph's Hospital. This district also commissioned a Commercial Corridor Market Analysis and Revitalization Strategy document which was completed by the Next Development Group. The Mosaic on Burleigh welcomed three new businesses in 2010:

- 4) Dikie's Dollar – 4510 W. Burleigh Street
- 5) K & T Sweet Shop – 4412 W. Burleigh Street
- 6) Best Buy Beauty Supplies – 4410 W. Burleigh Street

Mainstreet District: *The Gateway Mainstreet District*

Boundaries: W. North Avenue; N. 27th to W. Sherman Blvd.

Mainstreet Coordinating Agency: North Avenue Community Development Corp.

The Gateway District Manager worked with LISC diligently during the second half of 2010 with the CDC board to provide support and advice as they addressed organizational and financial challenges. The Board endorsed a plan to step out of the role as General Partner in two Low Income Housing Tax Credit Projects. LISC is helping the organization to identify another General Partner and to secure pro-bono legal services. CDBG has been a very committed partner to this organization. In 2010 there were five new businesses created in the Gateway District:

- 6) Integrity Tax – 3610 W. North Avenue
- 7) Avon Barber Salon – 4001 W. North Avenue
- 8) Textures – 3410 W. North Avenue
- 9) PMG Tutoring – 3410 W. North Avenue
- 10) Rental Hall – 3829 W. North Avenue

Mainstreet District: *SOHI Mainstreet District*

Boundaries: N. 27th Street; W. Highland Blvd. to W. St. Paul Avenue

Mainstreet Coordinating Agency: Avenues West Association

The SOHi Main Street District has made great strides in crime reduction, increasing property values, increasing economic vitality and improving neighborhood quality of life. These goals overlap and work in coordination with the Main Street principles: 1) Design; 2) Marketing & Promotion; 3) Organization; 4) Economic Restructuring and 5) Maintenance & Public Safety.

In 2010, the Design Committee provided support and technical assistance to local businesses and developers and met with local sign companies to improve signage in the district. In addition, student artwork was installed in the district.

The Organization Committee assisted developers on projects in the district and deterred low quality businesses and projects.

The Economic Restructuring Committee worked to secure development and business opportunities in the district by 1) promoting the sale of City-owned property within the district; 2) providing over 100 hours of technical assistance to local businesses and, 3) assisting Wendy's Restaurant in supporting additional business hours and marketing.

The Maintenance & Safety & Security Committee continued to make the necessary improvements that is leading to a decrease in crime. The Committee 1) maintained the use and support of the camera surveillance program; 2) coordinated with community liaison officers on problematic areas in the district; 3) coordinated community improvement efforts with the Avenues West Association; Landlord Compact and Department of Public Works and, 4) assisted the Avenues West Association with graffiti removal.

The SOHI Building located on the corner of N. 27th & W. Wells welcomed its first tenant, Subway:



This is a 3-story building with retail on the 1st floor and office suites on the 2nd & 3rd floors. This project also received a \$316,000 Large Impact Development(LID) grant from CDGA, with \$600,000 in leveraged funds from the developer.

Key Accomplishments in NRSA 2

- 1) New microenterprises/small start-up businesses have been established as a result of financial and/or technical assistance by non-profit CDBG-funded agencies, leading to the creation of **38** new full-time jobs.
- 2) The Summer Youth Internship Program provided internships in City government for several hundred low income youth between the ages of 16-19 years.
- 3) Youth services programming was provided for **3,937** youth in the areas of: employment, education, recreation, truancy, health services and teen pregnancy prevention.
- 4) Employment Services were provided for **22** residents, increasing economic vitality and improving their quality of life.
- 5) Active citizen participation was facilitated through the Neighborhood Strategic Planning process, involving **1,033** residents in establishing priority goals to revitalize neighborhoods and improve the quality of life and economic vitality for community stakeholders.
- 6) Homebuyer Counseling services were provided to **175** persons.
- 7) Initiatives were undertaken to strengthen neighborhoods and improve the quality of life for stakeholders such as: community organizing, block club creation, crime prevention activities, neighborhood cleanups, health care services, nuisance property abatement and landlord/tenant training programs.
- 8) New owner-occupied and rental housing units for low/moderate income households were constructed; owner occupied and rental housing units were rehabilitated.
- 9) Lead hazard reduction activities were undertaken, resulting in a reduction in lead poisoning rates among young children.
- 10) The Milwaukee Mainstreet Program was funded in two areas in NRSA 2: ***Silver City*** and ***Lincoln Village***.

NRSA 2 Mainstreet District Updates

Mainstreet District: Silver City Mainstreet District

Boundaries: W. National Avenue to W. Miller Parkway

Mainstreet Coordinating Agency: Layton Boulevard West Neighbors

Technical Assistance: Staff met with the owners of the Asian International Market to begin analysis to allow the business owners to develop their own property along West National Avenue. Meetings were coordinated with architectural firms and financial management consultants to assist the business owners in determining the scope of their project. Main Street staff coordinated a meeting between Lori's Cakes and El Senoria! Restaurant resulting in a new wholesale account for Lori's cakes. This assistance not only increases the business' revenue, it also gives the business another opportunity to market its' products to an audience at a popular Mexican restaurant. In addition, staff worked with the owners of the Rice Palace Restaurant & Banquet Hall to discuss options to share their underutilized kitchen with businesses looking for commercial kitchen space for catering and special events. Three potential businesses have been identified and LBWN staff will continue to work with them to arrange legal documents necessary for sharing the space. It is anticipated that this arrangement will lead to a full-time lease for the property in Spring 2011. Mainstreet staff also worked with Thai Lotus on business planning and financial documents necessary to secure a business loan to purchase the property they are currently leasing. Mainstreet staff are also working with the owner to coordinate business coaching assistance.

Marketing & Promotions: Main Street staff promoted 9 district businesses through a Holiday promotion that offered coupons and encouraged those who live and work in the area to shop locally during the holidays. Over 3,000 were distributed to employees in the district. This promotion increased awareness of the great dining options that the district has to offer. In addition, business specials and events on behalf of neighborhood businesses were featured on the Layton Boulevard Facebook page and the Silver City Mainstreet Milwaukee Twitter account.

The **Silver City** district MSM manager spent the second half of 2010 assisting 3 new businesses to locate or expand in the district. One business opened, one will open in early 2011 and one is in the planning stages for a major expansion of Asian grocery store. The Low Income Housing Tax Credit project developed by Layton Boulevard West Neighbors(LBWN),with an equity investment by State Farm through NEF, is complete and entirely leased up.Those new businesses are:

- 2) Flowers by Phoua - 3111 W. National Avenue
- 2) El Pollo Loco Chicken - 3433 W. National Avenue
- 3) Asian International Market - 3401 W. National Avenue

Additionally, LBWN was named a Zilber Neighborhood on Oct. 29, 2010. They are now a part of LISC's Sustainable Communities Program. LBWN will start the Quality of Life Planning process in early 2011. The Silver City Main Street will be the focus of the Economic Development /Small Business strategy in the plan.

Mainstreet District: *Lincoln Village Mainstreet District*

Boundaries: West Lincoln Avenue; S. 5th Street to S. 20th Street

Mainstreet Coordinating Agency: Lincoln Village Business Association

Located along Lincoln Avenue between 5th and 20th Streets, the Lincoln Village Business District is one of the most unique and historically significant neighborhoods in Milwaukee. Two national landmarks; the *Basilica of St. Josaphat* and the renowned *Forest Home Cemetery*, serve as bookends for the district. In between lays a collection of historically significant mix of commercial and residential buildings. Lincoln Village also features Kosciuszko Park, which includes an aquatic park.

Along with Main Street partners at LISC and the City of Milwaukee, Lincoln Village Business Association secured \$91,507 in grants distributed to 17 different businesses in 2010. The uses for the grants ranged from architectural blueprints, short and long term business planning, website development and equipment purchases. Activities in 2010 included:

- 7) Main Street technical assistance, including architectural renderings
- 8) Advertising district assets to Milwaukee metro consumers
- 9) Façade, sign, equipment and security system grant services
- 10) Public policy advocacy
- 11) Information via newsletters and website
- 12) Four façade/exterior renovations

Lincoln Village built on its successes of the *Cinco de Mayo – Taste of Lincoln Village* event by updating their restaurant guide which showcases the restaurants along Lincoln Avenue. Through the promotion committee's tireless efforts, Lincoln Village has become a dining destination for ethnic cuisine. In 2010, there were 5 new businesses created in the Lincoln Village Main Street District and 4 business expansions:

- 10) Nueva Tax Service – 1009 W. Lincoln Avenue-**new** business
- 11) Monterrey Market – 3014 S. 13th Street-**new** business
- 12) Magnum Insurance – 1108 W. Lincoln Avenue-**new** business
- 13) Los Soles – 1428 W. Lincoln Avenue-**new** business
- 14) Foot Clinic – 1028 W. Lincoln Avenue-**new** business
- 15) Milwaukee Bicycle Company-1013 W. Lincoln Avenue-expansion
- 16) Rozga Funeral Home-701 W. Lincoln Avenue-expansion
- 17) Tres Hermanos Restaurant-1332 W. Lincoln Avenue-expansion
- 18) La Canoa – 1520 W. Lincoln Avenue-expansion

In addition, total private investment in the district in 2010 was approximately \$1,057,750.

Retail Investment Fund (RIF) Grant – Monterrey Market

LVBA worked extensively on the development of the neighborhood's newest full-service grocery store, Monterrey Market. This destination business is a welcome addition to the neighborhood and features a full assortment of grocery items including: a full service kitchen, meat department, a vast produce section and a financial services office providing money orders, notary, and billing services.

The principal owners acquired the vacant property, located on S. 13th Street, south of Lincoln Avenue, which formally housed a hardware store. Looking to capture the purchasing power gap in the local market share, they set out to create a world class grocery store with high quality products; while providing an atmosphere rich in family-owned charm and an emphasis on personal customer service.

Project assistance from LVBA included interior and exterior design and layout, a full business plan including market analysis, and a marketing concept tailored towards both the neighborhood and metro Milwaukee. Additionally, LVBA completed a City of Milwaukee Retail Investment Fund (RIF) grant for this project; netting a \$50,000 allocation towards the purchase of new equipment for the business.

Upon completion of the project and subsequent grand opening, LVBA utilized a Wisconsin Department of Commerce minority business grant, via our Milwaukee Main Street partners at LISC, to fund the creation of the store's website, Monterrey Market.com.

More than 20 full-time jobs were created once the business was in full operation by May of 2010. A vast majority of those employed by Monterrey Market were hired from the surrounding neighborhood. Including acquisition of premises, the project expenditures exceeded **\$1 million** in private investment.

Plans are already in place for expansion of the Monterrey Market 2011; including an expansion of deli services and adding local grocery delivery.

Other Projects and Accomplishments:

- 79% increase in memberships and local contributions
- Secured \$91,507 in grants for 17 local businesses
- Secured local sponsor for side walk planter program: Staff Up America
- Installed street pole district banners
- Installed new gateway sign
- Assisted in 4 new façade renovations
- Marketing and coordination for 2nd Annual Cinco de Mayo Restaurant Event

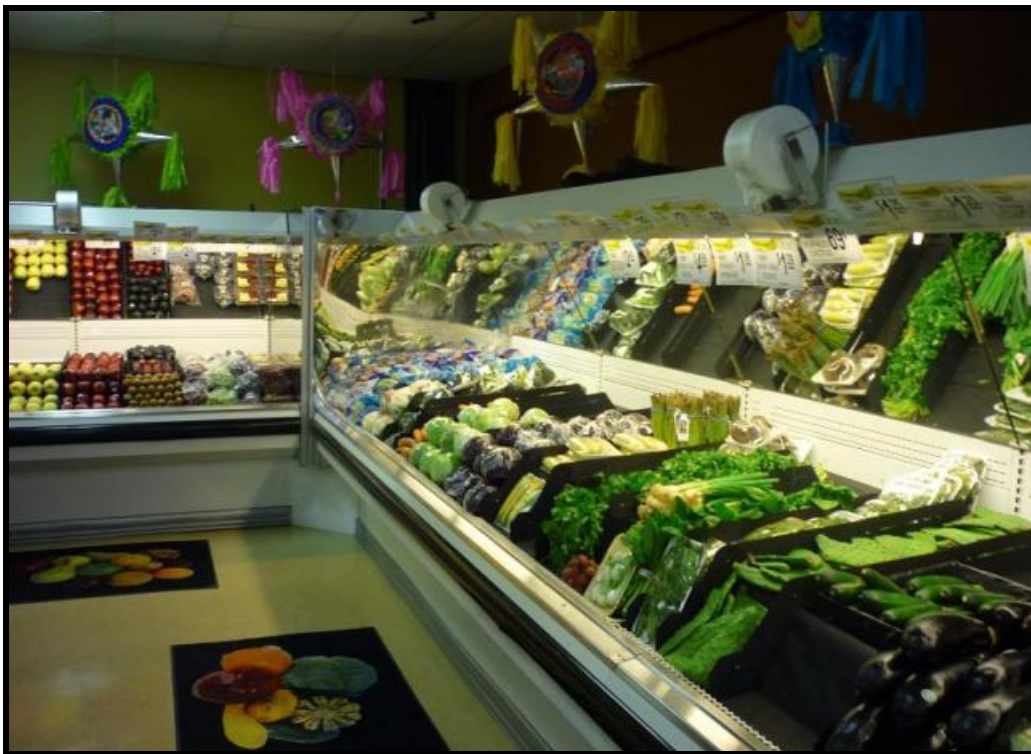
Monterrey Market



Magnum Insurance



Monterrey Market



Lincoln Village Gateway



SUMMARY OF NRSA 2 ACCOMPLISHMENTS

Specific Annual Objective	Strategy	HUD Objective & HUD Outcome	HUD Performance Indicator (#units)	2010 (#units planned)	2010 actual units
Increase the supply, availability and quality of affordable housing	Increase and improve owner-occupied and rental housing through the following programs: Acquire/Rehab/Sell, New construction, Fresh Start Youth Housing Program, Neighborhood Improvement Program.	Decent Housing Affordability	# housing units complete & available for low income persons	57	111
Improve economic opportunities for low income persons	Provide direct financial and other technical assistance to businesses for new job creation, job retention and business expansion. Fund Large Impact Development projects in commercial districts to enhance business development, creating jobs, providing new tax revenue and improving quality of life.	Economic Opportunity Sustainability	# jobs created	48	38
Improve neighborhood quality of life; improve access to services for low income persons	Utilize a coordinated approach to neighborhood stability by combining organizing efforts with public enforcement efforts as a tool in dealing with crime. Sponsor neighborhood cleanups, form block clubs and involve residents in neighborhood planning and dealing with other neighborhood issues.	Suitable Living Environment Sustainability	#residents involved in organizing & community improvement efforts	300	1,033
Improve Neighborhood Quality of Life for residents	Improve access to services for low income persons through the following programs: Homebuyer Counseling, Job placement & Job training & placement, Community Prosecution.	Suitable Living Environment Sustainability	# low moderate income persons with increased access to services	175	575
Improve quality of life and access to services for youth	Improve quality of life and access to services for youth through the following programs: School/community/safety initiatives, truancy abatement, safe havens, educational and recreational programs, tutoring, employment, pregnancy prevention	Suitable Living Environment Sustainability	# low moderate income youth with increased access to services	1,485	3,937

HOME

☐ NA

Assessment of Relationship of HOME Funds to Goals and Objectives

- a. Assess the use of HOME funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.
- b. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.

PY 2010 CAPER HOME Progress Evaluation #40 a,b response:

The primary categories and the associated distribution of HOME funds are as follows:

Program	HOME Funds	Units Completed
Homebuyer Assistance Program	\$250,000	35 HOME units completed
Owner Occupied Rehab Neighborhood Improvement Program (includes non-profit NIP agencies & DCD Owner-Occupied Rehab)	\$5.3M	178 HOME units completed
Acquire/Rehab/Sell & New Construction; New Rental/Freshstart Housing Youth Apprenticeship Program	\$3.8M	26 HOME units completed
Rental Rehabilitation	\$125,000	26 HOME units completed

c. Indicate the extent to which HOME funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

PY 2010 CAPER HOME response:

All HOME funds were used for income eligible households under 80% of the County Median Income.

HOME Match Report

a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.

There was no HOME match requirements for Year 2010 due to two disaster declarations for the City and County of Milwaukee, Wisconsin.

Assessments

a. Detail results of on-site inspections of rental housing.

PY 2010 CAPER HOME Rental response:

Inspections - The inspections of HOME assisted projects is an ongoing process. In 2010, the City's Department of Neighborhood Services inspected and verified tenant income levels in HOME-assisted units and documented the results, in compliance with the Federal regulations and during the applicable period of affordability.

b. Describe the HOME jurisdiction's affirmative marketing actions.

PY 2010 CAPER HOME response:

Affirmative Marketing

(In conformance with the HOME Final Rule 24CFR 92.351)

The City has multiple housing and other programs designed to affirmatively market Milwaukee neighborhoods. These programs support the administration and enforcement of federal, state and local fair housing ordinances, provide homebuyer counseling services and collaboratively work with financial lenders to enable low and moderate-income families to purchase homes anywhere they choose. Viewed holistically, these programs accomplish several purposes at once: they affirmatively promote neighborhoods; enforce and further fair housing; expand on housing opportunities available to minorities and the poor within and outside of areas of minority concentration and help to strengthen neighborhoods by increasing homeownership and eliminating blight.

The City of Milwaukee has an Affirmative Marketing Plan which is used to assist the City and its funded agencies on affirmative marketing procedures as required by federal regulations of the U.S. Department of Housing and Urban Development. This Plan details specific affirmative marketing and outreach that project sponsors must utilize for any HOME-assisted project of five or more units.

In addition, all CDGA-funded units are developed as turnkey style developments and must be affirmatively marketed by the agency to ensure that they are available to the general public. Affirmative marketing steps consist of actions to provide information and otherwise attract eligible persons in the housing market area to the available housing without regard to race, color, national origin, sex, religion, familial status or disability.

The marketing of properties may begin anytime following feasibility approval by CDGA, given the availability of clear and concise information about the finished product. Critical information such as asking price, estimate appraised value, estimated housing costs, floor plans and drawings/renderings must be provided to all interested persons.

Acceptable marketing methods included:

- ❖ Community Homes Homeownership List
- ❖ Phone inquiries
- ❖ Signs on properties
- ❖ Internet
- ❖ Open house events at the property
- ❖ Homeownership fairs
- ❖ Cooperation with homebuyer counseling agencies
- ❖ Contract with Real Estate Agent including Multiple Listing Service

The pre-sale of housing units produced under the City's Housing Production program is prohibited. If a property is affirmatively marketed and an eligible buyer is identified prior to the completion of the project, an offer to purchase may be accepted by an agency. However, transfer of ownership may not occur prior to receipt of a certificate of occupancy or code compliance. Additionally, in the case of housing rehabilitation, lead clearance must also be obtained from the Milwaukee Health Department prior to ownership transfer.

It is the policy and commitment of the City of Milwaukee to ensure that fair and equal housing opportunities are granted to all persons, in all housing opportunities and development activities funded by the City, regardless of race, color, religion, gender, sexual orientation, marital status, lawful source of income, familial status, national origin, ancestry, age or mental or physical disability. This is accomplished through a program of education, an analysis of impediments, and continuing a working relationship with the Milwaukee Metropolitan Fair Housing Council.

The City of Milwaukee is committed to providing and promoting racial and economic integration in any housing development or federally assisted program. It undertakes affirmative steps to reach beneficiaries from all racial and ethnic groups, persons with disabilities and families with children and to reach a broad range of income eligible beneficiaries for appropriate housing opportunities.

In 2010 the City of Milwaukee helped achieve these goals by:

- Requiring all properties for sale be listed with a licensed Real Estate Agent and listed on the Multiple Listing Service (MLS).
- Enhanced the process to identify available accessible units and marketing them.
- Explored having an Affordable Housing Goal and Target for accessibility. One Target relates to accessible bathrooms (roll in showers; units on ground floor), and others addressed accessibility compliance.
- Quantified the need for accessible units in the City and strived for commensurate baseline accessibility standards for City supported units.
- Included principles of visitability and universal design in all new construction and rehabilitation projects whenever feasible.
- Marketed rental and homebuyer units, to persons outside the immediate neighborhood to improve diversity, by sending flyers and marketing materials to other non-profit organizations that service those neighborhoods.

c. Describe outreach to minority and women owned businesses.

PY 2010 CAPER HOME response:

Outreach to Minority and Women-Owned Businesses - The City of Milwaukee continued its long and successful history of outreach to Minority, Disadvantaged and Women-owned businesses. The City's contract with sub-recipients included a provision regarding affirmative outreach efforts to increase the involvement of the businesses. Some of the steps taken to increase involvement included: advertising in community newspapers, maintaining a list of eligible contractors and providing referrals to non-certified business entities. In addition, the City of Milwaukee strongly encouraged subrecipients to purchase from local (i.e. City of Milwaukee-based) vendors/contractors.

Additionally, the City's Emerging Business Enterprise Division was funded in 2010 to continue to promote and encourage full and open competition and to increase access to working capital for minority and women-owned businesses. In addition, this division assisted small and emerging Minority, Disadvantaged and Women-owned businesses with the City's certification process, improving access to City, County and other contracts.

The Emerging Business Enterprise Division also maintained an EBE business directory for subrecipients to utilize and which is accessible through the City's website.

In 2010, Minority, Disadvantaged and Women-owned businesses utilized the EBE Revolving Loan Pool resulting in new job creations and new business certifications.

HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS (HOPWA)

Specific HOPWA Objectives

Assessment of Relationship of HOPWA Funds to Goals and Objectives.

- a. Assess the use of HOPWA funds in relation to the priorities, needs, goals, and specific objectives in the strategic plan, particularly the highest priority activities.
- b. Evaluate progress made towards meeting the goals of providing affordable housing using HOPWA funds, including the number and types of households served.

PY 2010 CAPER Specific HOPWA Objectives # 43 response:

Provide an executive summary (1-3 pages) and a specific objectives narrative which address the following:

a. Grantee and Community Overview

- i) A brief description of the grant organization, the area of service, the name of the program contact(s), and a broad overview of the range/type of housing activities, along with information on each sponsor by name, main project site by zip code and related organization information.

b. Annual Performance under the Action Plan

- i) Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.
- ii) Evaluate the progress in meeting the project's objectives for providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
- i) Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
- ii) Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan. Report the number of stewardship units of housing which have been created through acquisition, rehabilitation or new construction with any HOPWA funds.
- iii) Describe any other accomplishments recognized in the community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iv) Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Strategic Plan.

c) Barriers or Trends Overview

- i) Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement;
- ii) Describe any expected trends facing the community in meeting the needs of persons with HIV/AIDS, and provide any other information important in providing services to persons with HIV/AIDS.
- iii) Note any evaluations, studies, or other assessments of the HOPWA program available to the public.

HOPWA EXECUTIVE SUMMARY

In 2010, the City of Milwaukee received **\$574,936** in HOPWA entitlement funds for the four-County Milwaukee Metropolitan area which comprises Milwaukee, Waukesha, Ozaukee and Washington counties. In Program Year 2010, there were no HOME funds used for HOPWA activities.

CDGA conducted an annual Request for Proposal process which was advertised in local newspapers covering the four County Metro Milwaukee area. Proposals were reviewed and scored based on a set of scoring criteria. Recommendations of CDGA were voted on by the Community and Economic Development Committee, the official oversight body of the allocation and use of Federal funds. The actions of the Committee were ratified by the full Milwaukee Common Council and Mayor. Year 2010 HOPWA contracts were awarded to Richard's Place (located in Waukesha) and the AIDS Resource Center of Milwaukee.

Each funded subrecipient was required to comply with HOPWA program and contract requirements. CDGA monitoring staff utilized a very detailed process which included extensive reporting of grantee activity. As a condition of payment, grantees were required to submit monthly programmatic and financial reports which were carefully reviewed to ensure that costs are appropriate and eligible and that the funded activity was being performed at a satisfactory level. In addition, site visits were performed, including annual fiscal site audits by the City Comptroller's office. Risk assessments and desk audits were also conducted to identify if there are any past monitoring issues and if so, follow-up was done to assist the agency in carrying out the necessary corrective action.

Richard's Place of Waukesha, Wisconsin (address must be kept confidential) Richard's Place, Inc. received \$82,216 in HOPWA funding to provide supportive living services to persons with HIV/AIDS including two four-bedroom 24-hour supportive care homes for persons with serious health issues related to AIDS, including availability of end-of-life hospice care; 10 transitional living apartments for individuals and families with children with HIV/AIDS providing on-site supportive services; and 50-plus individuals/households with HIV/AIDS receiving case management services to ensure they maintain optimum health in an independent living environment. Richard's Place primarily serves indigent people. Households to be served generally have incomes less than 30% of the HUD established median income for the Milwaukee EMSA, are unemployed, under-employed or unable to sustain employment due to illness or other chronic health problems attributable to their HIV/AIDS infection. Based on previous participation, it is anticipated 90% will require assistance with at least one of the following additional special needs: mental illness, alcohol abuse, drug abuse or domestic violence. The need for the supportive living services provided by Richard's Place continues to increase, but also changes over time.

Infection rates as reported by the Center for Disease Control (CDC) and the State of Wisconsin Division of Public Health have fluctuated over time and are currently increasing slightly. People are still being infected due to lack of information or their incorrect perception of their degree of risk. While medications have increased the newly infected person's ability to remain relatively healthy and control their HIV infection, Richard's Place still serves many people who have become drug resistant over time and/or individuals who have been unable to maintain proper drug adherence and other healthy life style changes. This is sometimes due to lack of income/resources and/or persistent drug and alcohol addictions and/or long term HIV infection of 20 years or longer. All clients served through residential programs will be either homeless or at risk of becoming homeless. Individualized residential care was provided with twenty-four hour supervision including the following services:

- ❖ Permanent Housing Placement
- ❖ Drug and Alcohol counseling
- ❖ Nutrition information
- ❖ In-home hospice care
- ❖ Respite care
- ❖ Assistance in gaining access to local, State, and Federal government benefits
- ❖ Housing information services including counseling, information and referral services
- ❖ Housing discrimination counseling
- ❖ Transportation, meals, laundry
- ❖ Assistance with daily activities
- ❖ Recreational activities
- ❖ Medication monitoring
- ❖ Support in funeral planning
- ❖ Physical and mental health assessments

AIDS Resource Center of Wisconsin(ARCW) received **\$492,720** in 2010 in HOPWA funds. ARCW is a non-profit statewide social service agency with a singular mission to confront and defeat the AIDS epidemic in Wisconsin and has been a provider of HIV prevention and education, care, treatment and research programs throughout Wisconsin for over 20 years. ARCW provides HIV prevention programs, comprehensive health, social services and housing services for people with AIDS/HIV, HIV clinical research and HIV advocacy. ARCW offers a broad range of services to meet an individual's needs, including: emergency shelter, residential housing, supportive housing, rent assistance and housing counseling services.

Care and Treatment Programs include: Medical care, dental care, social work case management, mental health counseling and treatment for drug and alcohol addictions, housing assistance, legal assistance, food service and transportation assistance.

ARCW has extensive experience in comprehensive health and social services to individuals and families living with HIV and AIDS and offers a range of services for that meet an individual's needs, including:

Emergency Shelter: HIV-positive homeless individuals are provided with emergency shelter while efforts are made to place them in more permanent housing.

Residential Housing: ARCW maintained Gardenvue Apartments in Milwaukee, a six-unit, permanently subsidized Section 811 facility for families with HIV, and Wisconsin House, a 29-bed Single Room Occupancy (SRO) supportive housing facility for homeless HIV-positive individuals.

Financial Assistance: ARCW provided funds for rent, utilities, and security deposits to prevent client eviction. Assistance lasts up to four months so that an extremely low-income client earning less than 80% of the County Median Income can meet his or her yearly budget for housing.

Housing Counseling Services: Housing case managers helped HIV-positive individuals find, furnish and maintain long-term housing. ARCW annually transitions clients from short-term housing assistance to Section 8 or other stable subsidized housing.

Project Accomplishment Overview

Richard's Place - Richard's Place utilized HOPWA funds for administration costs and the funds to cover nutritional services and supportive service costs to operate the Richard's Place Transitional Housing facility that provided supportive services, outreach and case management services to clients. Richard's Place utilized \$10,000 for administration costs, \$56,075 of HOPWA funds to cover nutritional services and supportive services costs at the Richard's Place Transitional Housing facility that provided supportive services to 7 unduplicated clients, and \$16,141 for operating costs in the Permanent Housing facility that served 5 unduplicated individuals.

The objectives established by Richard's Place for the 2010 program year included the following:

Stable Transitional Housing with In-house Supportive Services: Original goal was to assist 8 clients through in-house supportive services while in residence at Richard's Place Transitional Housing. During the program year 7 persons were served through in-house supportive services while in residence at Richard's Place.

Stable Permanent Housing with In-house Supportive Services:

Original goal was to assist 5 clients through in-house supportive services while in residence at Richard's Place Permanent Housing. During the program year 5 persons were served through in-house supportive services while in residence at Richard's Place.

Recipients for the above services were generally homeless or at immediate risk of becoming homeless with HIV/AIDS. Recipients were identified through outreach and/or referral from other community providers such as health care institutions, medical professionals, ARCW or other providers. All recipients were low-income individuals with income less than 50% of median and generally less than 30% of median. All recipients of services either lived at the Richard's Place facility and/or relocated to a Waukesha County Community prior to or upon receipt of services from Richard's Place.

Aids Resource Center of Wisconsin(ARCW)

Short-term rent, mortgage, and utility (STRMU) payments: In 2010, ARCW provided STRMU to **213** eligible clients with HIV/AIDS in the Milwaukee EMSA. Additionally, Tenant-based rental assistance (TBRA) was provided to 29 clients living in scattered sites throughout the metro service area. Clients were also served in transitional/short term housing facilities that receive operating subsidies/leased units. A client is considered to be eligible if s/he is HIV positive, and has an income that is below 80% of the County Median Income, and applies more than 50% of income towards rent and utilities.

A client who experiences a qualified emergency, as defined by HUD STRMU regulations, is also considered to be eligible. To qualify for assistance, a client submits a written application, proof of HIV status, proof of income, landlord verification of rent, utilities and tenancy, and is personally interviewed.

Housing Information Services: In 2010, ARCW staff provided housing-related counseling to **284** individuals. Counseling includes budget analysis and social work case managers provide clients experiencing housing issues basic informative FACT Sheets describing the various types of assistance that may be available to them and assist clients with completing the application paperwork. Clients who are eligible for any type of housing assistance are then referred to Housing staff, who meet with clients individually to conduct an in-depth assessment, identify needs and barriers and develop a housing care plan. Working collaboratively with Social Work case managers, clients are also referred to community resources for health and supportive services as needed. Each client contact, assessment and care plan is recorded in the *Provide Enterprise* database.

Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.

The CITY HOPWA program has assisted many clients in obtaining safe, affordable, and stable housing throughout the Milwaukee Metropolitan Service Area. It has helped clients avoid homelessness and evictions and maintain successful stable housing for the duration of the program. ARCW has had a lot of success with creating stable housing for clients, not only during the program but long after the HOPWA assistance ends. This is reflected in the positive outcomes that ARCW has witnessed in regards to the establishment of long-term rent assistance, such as Section 8 or subsidized housing, job placement, improvement of physical and mental health, participation in ongoing AODA treatment, and increased knowledge of overall life skills and needs.

The average HOPWA client entering the program faces many issues, including: lack of housing, limited income, no knowledge of their need to focus on possible medical, mental health or AODA needs, and lack of hope for a healthy and brighter future. Due to many of our HOPWA clients having success in locating and maintaining stable housing, they have also been given the opportunity to not only improve other basic needs, such as medical and mental health, but also look forward to making their house a home. Clients have been turning their houses into “homes” by being able to fully furnish them and maintaining food and utilities. This has also resulted in improving their physical health. Many clients have achieved an undetectable viral load and stable housing plays a major part in that achievement.

Barriers or Trends Overview and Recommendations

There continues to be inadequate resources for clients to obtain and maintain long-term housing. The overwhelming majority of housing clients are low-income persons living with HIV/AIDS who have negative rent and/or criminal histories. These histories makes it very difficult to successfully transition them into long-term safe and affordable housing. Additionally, the economy has placed a burden on homeowners with rising interest and tax responsibilities, as well as higher rent cost.

Providing long-term financial assistance remains essential to client sustainability and would have a dramatic impact on maintaining many of our clients, for a longer period of time, in stable housing. This assistance would, in turn, reduce homelessness, improve both the mental and physical health of clients, and reduce their engagement in risky behaviors associated with transmitting HIV. Without such assistance many clients will become at-risk of cyclically homeless and likely increase risk behaviors, which will ultimately result in the spreading of HIV. When stable housing is available clients are more likely to be medically compliant and participate in activities that would increase their self-esteem and reduce the urge to engage in risk behaviors.

Recommendations for Program Improvements

Increasing HOPWA funds to provide additional funding over a longer period of time would go a long way in improving the current homeless situation in Milwaukee. Although there are many resources available for housing, there still seems to be a disconnect with many low-income families and available resources. Wisconsin Homeless Connect has helped bridge this gap. Continued support in this area will give many families the ability to stay connected with local and statewide resources.

Provide funding for tenant-based supportive housing and/or permanent supportive housing available in the community where they reside. Intensify the case management services for clients in Shelter Plus Care Programs. Case management agencies who provide HIV case management services generally have higher case loads and are not equipped to offer the span of time and the training resources needed to provide intensive, ongoing interventions. Increase employment and education opportunities for persons with low employable skills. Advocate for more low-income housing opportunities. Develop guidelines for Housing Authorities which would prevent them from automatically excluding persons with certain criminal records after the passage of a certain time coupled with a demonstration of changed behavior.

Although all clients are advised of mainstream subsidized housing and are given a complete list of all subsidized housing in the community in which they live, the waiting lists are years long and most do not take new names for the waiting lists. The Section 8 waiting list is notoriously long and infrequently opened to new applicants, creating a dire situation.

Trends you expect your community to face in meeting the needs of persons with HIV/AIDS and any other information you feel may be important in providing services to persons with HIV/AIDS.

Richard's Place will continue to strive and meet the needs of the hardest to serve and critically ill persons with HIV/AIDS. The goal within the next 5-10 years is to consolidate into one larger permanent housing facility designed to maintain the home-like atmosphere and care available at the present supervised facilities. Richard's Place will continue its' primary purpose to provide the supervised housing that will allow those individuals facing end of life to cross that bridge in their home rather than an institutional setting.

Richard's Place continues to see an increase in deaths due to persons building immunity to current medications. Richard's Place is available to assist these persons now and in the future so they can end their lives with dignity surrounded by a caring staff in a home-like environment.

Other resources which were used in conjunction with HOPWA-funded activities; collaborations with other entities.

ARCW has provided comprehensive integrated housing services to low-income persons with HIV disease in Milwaukee by utilizing HOPWA funding to leverage housing assistance through Federal HOPWA, State of Wisconsin ESG, and private grants. This additional funding significantly expands housing options for people with HIV and AIDS, enabling HOPWA funds to be targeted to the lowest income clients in Milwaukee who face the most difficult challenges in obtaining safe, stable and affordable housing. In addition, ARCW uses unrestricted donor dollars to cover the cost of program expenses that are not grant allowable.

ARCW partners with UMOS, New Concepts, 16th Street Clinic, Children's Hospital of Wisconsin, Elena's House, and Health Care for the Homeless to provide a centralized program for housing counseling, assessment and financial assistance for persons living with HIV/AIDS. This collaboration includes a subcontract with both HCH and Elena's House for the operation of AIDS-dedicated housing facilities. Often ARCW is authorized by the client to contact and collaborate with other area providers, such as Richard's Place, Hope Street, Salvation Army, Guest House and others.

ARCW is also an active participant in Continuum of Care throughout Wisconsin including the Milwaukee Metro Area and Balance of State Continuum of Care. ARCW adheres to the National Minority AIDS Council's Continuum of Collaboration by collaborating in a variety of ways with over 250 agencies in Wisconsin for the delivery of HIV prevention, care and treatment services.

Richard's Place participates in the Waukesha County local Continuum of Care activities and planning process through participation in the Waukesha County Housing Action Coalition that includes client members and low income advocates from several different agencies. Richard's Place also participates in the Waukesha Housing Authority Annual Planning Process and Waukesha County Community Block Grant Consolidated Plan, both of which include public consultation through annual public hearings. Collaborative efforts with related programs included coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families. Richard's Place works collaboratively with Waukesha County DHHS, Waukesha County Health Department, Milwaukee Metro area medical providers, AIDS Resource Center of Wisconsin (ARCW), Elena House and many of the AIDS Service Providers operating throughout the State of Wisconsin.

House meetings are held twice a month at which time clients are able to voice collectively if there is an issue or problem that needs to be addressed. All clients are referred to appropriate agencies, i.e; Social Security, AIDS Drug Assistance Program based on need and eligibility.

OTHER NARRATIVE

1) **Community Housing Development Organizations (CHDOs)**

In compliance with the HUD regulations, 15% of the City's HOME allocation was set-aside for CHDOs for HOME-funded housing production and rehab activities. The following is a list of certified CHDOs in 2010:

Bishop's Creek Development
Harambee Ombudsman Project
Martin Luther King Economic Development Corporation
Milwaukee Christian Center
Milwaukee Community Services Corporation

2) Reprogramming Funds: Additional activities similar to activities identified in the *2010 Annual Action Plan* and *Consolidated Plan* were funded in May, 2010 through a Reprogramming funding cycle. The reprogramming funds represent unspent funds from prior years.

The following chart details allocations from the 2010 Reprogramming Cycle:

Funding Category	CDBG \$	HOME \$
Youth Services	\$393,500	
Public Services-General	\$97,000	
Planning	\$76,000	
Special Economic Development	\$525,000	
Housing	\$831,825	\$1,150,000
Street Improvements	\$284,799	
Total	\$2,208,124	\$1,150,000

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